

HARMONY GROVE VILLAGE SOUTH

DRAFT **SPECIFIC PLAN**

Submitted to

County of San Diego
Planning & Development Services

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I. INTRODUCTION

A. Overview

The Harmony Grove Village South Specific Plan (Specific Plan) describes the permitted land uses, densities, maximum residential units, required public facilities, and policies for the development and preservation of 111 acres of land located within the County of San Diego. The Specific Plan sets forth the comprehensive planning framework for the development of a residential community, which includes a maximum of 453 dwelling units. Approximately 68% of the site will consist of open space including approximately 35 acres of preserved biological open space, four acres of public and private parks, 20 acres of naturalized open space, and 16 acres of landscaped areas. Additionally, an approximate 5,000 square foot community/clubhouse building (referred to as the “Center House”) will be built within the Commercial/Civic zone, which will contain a minimum of 1,500 square feet of commercial uses. The intent of the Specific Plan is to provide for development of the site that will both complete and be compatible to Harmony Grove Village (HGV), located contiguous to the site, while preserving its own complementary identity.

B. Project Description

Harmony Grove Village South (HGVS) is a mixed-use pedestrian-oriented community that is a logical extension of the immediately contiguous HGV development. It has been designed in accordance with the Community Development Model and meets the requirements of San Diego County’s General Plan Land Use Policy LU-1.4 as discussed in greater detail in Section VI, General Plan Consistency Analysis.

HGVS is designed to encourage residents to walk to amenities and services provided both within the HGVS commercial/civic zone and HGV’s “Village Center.” The HGV Village Center is described as the heart of the community with public areas, community facilities, commercial uses, residences and recreational opportunities. It contains HGV’s highest densities, consisting of smaller homes with over two-thirds of all the HGV residences located there. The outer edges of HGV then feather out into the “Semi- Rural” uses of the adjacent HGV Equestrian Ranch and other existing land uses, open space areas, and the surrounding rural environment (HGV Specific Plan, 2007, page 7-8).

Similarly, the center of HGVS features a compact development with a mix of residential home types and commercial/civic uses. Lower-intensity residential uses are generally located around the perimeter of the site, providing transitions into the existing surrounding semi-rural uses. Primary access is provided by Harmony Grove Road (the nearest east-west connector) and Country Club Drive (a north-south connector that abuts HGVS’s western boundary) — this “crossroads”

intersection is the heart of Harmony Grove, and is less than 500 feet from the northern property boundary of HGVS.

Approximately 53 acres of HGVS is designated with a Village Regional Category. The remaining 58 acres is designated with a Semi-Rural Regional Category. Within the Village Regional Category, the General Plan Land Use Designations applied to the site include Village Residential 10.9 (VR-10.9) and Neighborhood Commercial. Within the Village Residential designation, this Specific Plan provides for a maximum of 423 dwelling units, which equates to a density of approximately 8.4 dwelling units per acre (du/ac). This is consistent with the density of the Village Center (Planning Area 1) of the adjacent HGV Specific Plan, which is approximately 8.7 dwelling units per acre. The VR-10.9 designation is implemented by the Village Residential and Institutional zones outlined in this Specific Plan.

The Village Residential zone provides for a variety of single-family and multi-family uses. This Specific Plan describes concepts for five different residential housing types: Cottage, Bungalow, Harmony Court, Farmhouse, and Granary. The Specific Plan Map (refer to Appendix A), illustrates one potential layout for these housing types. HGVS is designed with the flexibility to locate these housing types in different configurations with minimal or no change to the graded footprint. For example, a home site currently illustrated by a cluster of four single-family homes could accommodate a multi-family building. Similarly, a site that currently illustrates a multi-family building could accommodate one to four single-family homes. In other words, although the location and typical schematics for each of the residential types are generally planned; the final specific location and design details may vary through final site design. Such site plan changes may not result in an increase over the total number of units permitted by this Specific Plan and must be done in a manner sensitive to the surrounding semi-rural and rural uses. In general, multi-family housing types are situated closer to the interior of the development area or otherwise buffered from surrounding less intense single-family residential uses.

The Institutional zone accommodates public facilities that may be needed to support the project, such as a wastewater treatment plant. A major use permit would be required prior to the construction of wastewater treatment uses within this zone. If wastewater treatment land uses ultimately are not needed, then the land may be utilized for an alternative use, such as a water quality detention basin, trailhead, park, and/or interpretive center.

The Neighborhood Commercial designation is implemented by the Commercial/Civic zone of this Specific Plan. The Commercial/Civic zone may include such civic uses as a park, limited overnight accommodations, recreational facilities, private clubhouse or recreational center that residents can join and commercial uses, such as a café, that would be open to the public. An approximately 5,000 square foot community building/clubhouse will be built

within the commercial/civic zone that would accommodate the civic uses and a minimum of 1,500 square feet of commercial uses (referred to herein as the “Center House”).

Within the Semi-Rural Regional Category, the Semi-Rural 0.5 (SR-0.5) land use designation is applied. The density within this designation is slope dependent and ranges from 0.5 to 2 dwelling units per acre. Up to 30 dwelling units are proposed within the Semi-Rural Residential area. This land use designation is implemented by the Semi-Rural Residential zone discussed in this Specific Plan. Within the Semi-Rural Residential zone, the three single-family housing types (Cottage, Bungalow, Harmony Court) are permitted, but the two multi-family housing types (Farmhouse and Granary) are not allowed. This provision ensures appropriate transitions between higher-intensity housing types and existing surrounding larger lot single-family residential uses. Semi-Rural Residential units would be served by the same sewer system as the Village Residential units as part of this Specific Plan.

HGVS accommodates biological open space, naturalized open space, landscaped areas, parks, and multi-use trails within all of the land use designations described above (these open space areas are further described in Section IV. C. Conservation and Open Space). Approximately 35 acres or 31% of Harmony Grove Village South will be placed in biological open space and will largely remain undisturbed and unaffected by grading or development. Naturalized open space areas will be graded in the course of HGVS development, but will be revegetated or restored with native and/or drought tolerant plant materials and, often, will be indistinguishable from natural open space. Landscaped areas within HGVS will include spacing between buildings, sloping areas behind homes, parkways along roadsides, and open areas adjacent to roads. HGVS will include approximately four acres of public and private parks and contribute in lieu fees to satisfy the remainder of its Parkland Dedication Ordinance requirement. These in lieu fees may be used to provide further enhancements to the associated parks of HGV, another important element linking the village. There will also be a system of public and private multi-use trails that will serve pedestrians, equestrians, and other non-motorized forms of travel that will weave throughout HGVS, providing links to the planned off-site San Diego County regional trail system and to HGV via a bridge over Escondido Creek.

HGVS will be served by public utilities and public services which are either extensions of existing facilities or the construction of new facilities to provide the necessary capacity. HGVS will be served by the Rincon del Diablo Water District with water service being extended to the site. As referenced in the HGVS sewer study, there are three wastewater treatment system scenarios that could be used to serve the project: 1) utilization of the existing Harmony Grove Village Water Reclamation Facility with no additional construction, 2) construction of either a stand-alone wastewater treatment plant for the project or installation of a new package membrane bioreactor plant; or 3) construction of a facility that could be integrated with the existing Harmony Grove Village facility to maximize utilization of the existing plant. Fire services will be provided by the Rancho Santa Fe Fire Protection

District. HGVS is located in the Escondido Union Elementary and High School Districts and would be required to pay the appropriate fees as required by State law. Although there are no schools located in HGVS or HGV, there are schools presently assigned to serve the area.

Phasing will be influenced by market conditions, funding for public facilities, and similar conditions beyond the control of the developer. The first phase would focus on overall site grading. Infrastructure installation would follow, and the final phase(s) would consist of “vertical” development of the project.

C. Regional and Local Setting

1. Regional Setting

The greater Harmony Grove community (including the approved and under delivery 742-home, mixed use Harmony Grove Village) sits entirely within the unincorporated portion of San Diego County and is included within the San Dieguito Community Planning area. It lies at the eastern foot of Mount Whitney (elevation approximately 1,800 feet), and approximately two miles south of SR-78 and west of I-15. In addition to local residents living in the unincorporated County jurisdiction, this area is surrounded by ten incorporated cities (refer to Figure 1.1, Regional Location Map), that together contain over one million existing residents (approximately one-third of the greater San Diego region). This larger sub-regional setting, which is largely organized around the borders of the I-5, SR-78, I-15 and SR-56 freeway arterials, is also home to an estimated 350,000 jobs (population and jobs data per 2010 U.S. Census and State of California). Two transit centers - “Nordahl Road” and “Escondido Transit Center” are also located nearby. Uses within this region largely include a mix of suburban and urban developments.

California State University San Marcos, which currently enrolls approximately 15,000 students, is located less than three miles to the northwest, and Palomar College is located less than five miles to the northwest. Built in 2012, the 11-story, 750,000 square foot Palomar Medical Center is located approximately two miles to the north, and another regional destination, Stone Brewery, is located approximately one and a half miles to the north as a crow flies. A thriving hub of entrepreneurial industrial, commercial and service businesses, known as the Escondido Energy and Technology Center (ERTC) is found just one mile north-northeast from this area. An Auto Mall and related “big box” retail uses are found immediately adjacent to the ERTC.

When traveling towards Harmony Grove from Escondido or San Marcos, the landscape transitions from suburban to semi-rural, and transitions again upon arriving at the Village of Harmony Grove.

When accessing the site from Escondido, one passes by suburban style big box commercial centers that include stores such as Target, Home Depot, and Staples. Residential development includes a variety of single-family homes, mobile home parks, and apartment complexes with large parking lots and carports. The predominant development setting reflects a more typical suburban pattern that is highly auto-dependent. It does not convey the pedestrian-friendly environment encouraged by the goals and policies of the General Plan. Even where residential uses are located immediately adjacent to a shopping center, there are no pedestrian pathways providing shortcuts from the residential development to the commercial uses. Residents must travel along the exterior roadways to reach their destination. The environment changes once one turns down Harmony Grove Road. The scenery includes rolling hillsides and a variety of trees and vegetation. This roadway then leads to Harmony Grove Village (currently under construction), where sidewalks and pedestrian paths are again encountered.

The condition when accessing the site from San Marcos is similar. One travels down Auto Park Way passing automotive repair shops as well as industrial and warehouse uses. After turning down Country Club Drive, the sidewalks disappear and there are more trees. However, suburban uses are still prevalent until passing Hill Valley Drive. At this point, Country Club Drive becomes a meandering two-lane roadway characterized by trees, single-family residences, and limited equestrian uses. This roadway also leads to HGV.

2. Local Setting

HGVS is located in the unincorporated portion of northern San Diego County, in the community of Harmony Grove, immediately west of the City of Escondido, south and east of the City of San Marcos, and north of the Del Dios Highlands County Preserve (refer to Figure I.2, Vicinity Map).

HGVS is located contiguous to or approximately 2,100 feet (less than one-half mile) from the HGV Village Center, 500 feet from the intersection of Harmony Grove Road and Country Club Drive, within 300 feet of the equestrian park being developed on the west side of Country Club Drive, and directly across the street from the HGV Equestrian Ranch. HGV is actively developing the northwest, southwest, and northeast quadrants of the Harmony Grove Road/Country Club Drive intersection to implement the village approved for the area in 2007. Home sales began in May of 2015. HGVS completes the southeast quadrant of the Harmony Grove Road/Country Club Drive intersection. It is part of the same flat valley in which HGV is located and is part of the same drainage basin and valley viewshed. Rugged terrain can be found immediately adjacent to the HGV site to the east and west, while rugged terrain on the HGVS site can primarily be found in the south and southwest adjacencies of the land, essentially creating a contiguous flat valley floor for both sites to locate development (refer to Figure 1.3, Harmony Grove Valley).

Escondido Creek flows east-west just north of HGVS, south of the east-west trending portions of Harmony Grove Road. The creek provides an important link between the unincorporated areas of Harmony Grove, Questhaven, Elfin Forest, and Rancho Santa Fe. It offers many recreational opportunities and numerous existing and planned trails traverse the area. It serves as a unifying focal point between HGVS and HGV.

The planned HGV Equestrian Ranch, Harmony Grove Spiritualist Association (founding entity of Harmony Grove), and existing residential uses lie to the west of HGVS, scattered residential uses are located to the east, and rugged steep topography and open space lie to the south.

The Equestrian Ranch, which is part of HGV, lies immediately to the west of HGVS, across Country Club Drive. It is a rectangular parcel of approximately 36 acres that is approved to accommodate horses for boarding and training as well as horse shows. Associated retail sales and temporary commercial operations, including food and beverage sales, are also approved land uses for the site as well as up to four residential units (including one care taker's unit). This area is intended to be an important gathering place within the community.

The historic and well-known Harmony Grove Spiritualist Association (HGSA) is located approximately one-quarter mile west of HGVS, at the terminus of Country Club Drive. Until May 2014, the HGSA consisted of a church, 29 cottage-like residences on very small lots (some less than 2,000 s.f.), associated buildings, and a central grove area. The HGSA was impacted by the Cocos Wildfire, but plans to rebuild. It is; therefore, considered an ongoing existing use.

A County park, currently under construction, is contiguous to (i.e. located just across the street and within 300 feet) HGVS. The 2.8-acre site is designated with a Village Regional Category and provides an additional community gathering place that is focused on equestrian exercise activities. An additional 2.9-acre Community Park area, currently under construction by HGV, is located west of the equestrian facilities and includes recreation and parking.

D. Theme and Concept

HGVS has been designed as a mixed-use walkable development that complements the natural environment, adheres to the community character, and connects both HGVS and HGV into one vibrant village.

HGVS complements and supports HGV. HGV is described as a “rural residential village that blends with the local landscape” (HGV Specific Plan, 2007, page 7). HGV has been designed to recognize the desire to live away from urban development, but still be within a reasonable distance of urban amenities. HGV is

divided into four Planning Areas; Village Center, Hillside, Groves and Equestrian Ranch. Two rehabilitated creeks and a greenbelt system were designed to run through the HGV. (HGV Specific Plan, 2007, page 21).

Like HGV, HGVS is a residential village community that provides a mix of housing opportunities and commercial/civic uses that are compatible with the existing and planned character of the contiguous HGV. Design elements within Harmony Grove Village South, such as lighting, signage, walls, fences, and architecture, strive to be as consistent as possible with those of Harmony Grove Village. While these design elements unite to link these two planning areas thematically, Harmony Grove Village South will expand and complement the overall village architectural vernacular, reminiscent of how communities naturally evolve and integrate new development over time.

HGVS has been designed to preserve and reflect the community character and agricultural heritage of Harmony Grove. This is reflected in the architectural style of the development, which is inspired by late 19th and early 20th century homesteads, cottages, and farms. In addition to cottage and farmhouse style residences, buildings are designed to represent granaries, barns, schoolhouses and mills reminiscent of the agricultural history of the Harmony Grove area. Multi-unit homes respect the predominant single-family character of Harmony Grove by being designed to appear as a single farmhouse or agricultural building. In addition, community gardens and edible landscaping could be featured, such as grapevines and citrus and pomegranate trees, that reflect the agricultural heritage of the area and provide a recreational opportunity for HGVS residents.

The structures are also planned within the context of the land, with grading thoughtfully designed to fit into the existing landform. Rather than leveling the site, the post graded conditions generally follow the natural topography. The site naturally rises and falls and the grading has been designed to reflect that pattern. Roadways and a continuous network of multi-use trails and pathways would conform to the natural topography, and incorporate curvilinear elements. Lots would be graded to reflect the natural topography, where feasible. Sharp or abrupt grade transitions that do not appear natural would be avoided.

Existing drainage patterns are generally maintained and a remnant drainage that was largely eliminated from the site due to previous agricultural operations may be recreated. This feature could provide a habitat for birds and other species in the area, enhance aesthetic value, create recreational opportunities, and carry some stormwater. Paving and hardscape areas will be minimized to the extent possible to allow the landscape to retain more of its natural hydrological function. The spacing between buildings would provide for a sense of openness and accommodate landscaping and small private parks. Drought tolerant, fire wise, and native species will be planted. There could be opportunities to capture rainwater and recycle water for irrigation purposes and other uses that could be integrated into the development, where feasible. Underground stormwater detention basins could be located in

subsurface vaults, with private park and recreation facilities or other Best Management Practices approved by the County could be used to treat stormwater runoff.

Land is utilized efficiently through compact development. HGVS has been designed to maximize open space (including biological open space adjacent to existing preserve areas) and enhance recreational opportunities. The development has been clustered on the site to preserve a large swath of open space in the southern portion of the property that contains high quality biological resources.

In addition to maximizing open space, HGVS is designed to minimize the perception of built structures. The 453 residences noted above do not equate to 453 structures. A substantial number of the residences would be in structures built to accommodate multiple dwellings. Many HGVS lots have been designed to accommodate one to four single-family or multi-family (i.e., single-family attached) buildings on the same plot of land. It is important to note that the County encourages new developments with access to sewer to provide housing opportunities for a range of household incomes by offering both a variety of housing types (multi-family to single-family), and a variety of lot sizes. HGVS has the flexibility to support a wide range of units in varying layouts without affecting the development footprint.

HGVS provides a mix of housing opportunities and commercial/civic uses that are compatible with, and complement, HGV. It also provides for housing types not available within HGV, such as multi-family units. The range of residential housing provides opportunities for residents to remain in the community and select the appropriate housing type for their changing needs. The new residential uses within HGVS would also contribute to the additional funding needed to support the cost of maintaining the public facilities and services provided by HGV. If the project were to tie into the HGV wastewater treatment facility (one of the alternatives being considered), the cost of sewer service could decrease. The establishment of HGVS would also help to support the economic viability of the HGV's Village Center and the HGV Equestrian Ranch.

The infrastructure improvements proposed by HGVS enhance its connection with HGV and provide additional amenities for both HGV and HGVS residents to enjoy. This Specific Plan strengthens connections between the HGV Village Center by providing additional public parks and funding to improve HGV parks, establishing additional multi-use trails, and providing additional opportunities for social gathering through the establishment of commercial/civic uses near the core of the development, adjacent to Country Club Drive.

A bridge is planned to replace the existing substandard "Arizona" crossing and provide a crucial connection over Escondido Creek. This bridge enhances the underlying connection of the village quadrants, celebrates a revitalized creek, creates a unifying focal point for Harmony Grove, and provides greatly improved

access to San Diego County's extensive regional trail system. Currently, because water flows over the roadway, residents south of Escondido Creek are "stranded" by the unsafe travel conditions during flood events. A new bridge will not only improve the health of the creek by lifting the roadway out of the water, it will create a safer wildlife crossing for species traveling east-west along the creek as they will pass under the bridge and not cross vehicular traffic. In addition, emergency access to all properties south of Harmony Grove Road will be greatly improved. The bridge will accommodate a portion of the north-south multi-use trail along the west side of Country Club Drive that was planned as part of the HGV Specific Plan and the County's Community Trails Master Plan. The HGV Specific Plan intended that the multi-use trail connect key elements of the community, including those uses south of Escondido Creek. The bridge will also accommodate a pathway along the east side of Country Club Drive planned as part of this HGVS Specific Plan. The trail and pathway will enhance non-vehicular access and establish important walkable links between the Village Center north of Harmony Grove Road, the commercial/civic uses in HGVS, the HGV Equestrian Ranch, and other multi-use subregional and regional trails that extend further south and connect to the Del Dios Highlands Preserve and Elfin Forest Recreational Reserve. The project will also improve the function of the Country Club Drive/Harmony Grove Road intersection. HGV, in implementing the approved Specific Plan, reconfigured Country Club Drive on the north side of Harmony Grove Road to include four lanes: one northbound lane, one dedicated left turn lane, one southbound lane, and one dedicated right turn lane. Until HGVS is built, this intersection will function awkwardly as the four lanes north of Harmony Grove Road do not align properly with the existing two lanes on the south side. The project includes the widening of Country Club Drive on the south to align properly with the intersection on the north. Among aesthetic improvements, ingress and egress to the land area south of Harmony Grove Road will be greatly improved for current and future residents, particularly during emergency events. The HGVS road design for Country Club Drive will also provide for better circulation during horse events once the HGV Equestrian Ranch is developed.

To further enhance public safety, HGVS has developed a comprehensive fire protection plan that includes a fire safety master plan to maximize protection from fires. A multitude of measures will be implemented, such as construction of roads on site that include an additional travel lane within 800 feet of all project structures to provide additional capacity for evacuation, enhanced ignition-resistant construction, ember resistant vents, and brush management zones that exceed minimum requirements (refer to the approved HGVS Fire Protection Plan for additional information). The additional residential uses will also provide much needed economic contributions to enhance the operational effectiveness of essential public services like fire safety and medical response.

E. Purpose and Governmental Authority

This Specific Plan provides the basis for the preparation of implementing subdivision and improvement plans and specifies permitted land uses, densities, maximum residential units, and required public facilities as allowed by California Government Code §65450.

The Specific Plan will implement and is in compliance with the applicable goals and objectives of the San Diego County General Plan and the San Dieguito Community Plan as it relates to Harmony Grove (“Community Plan”). It is anticipated that refinements such as final road and trail alignments and changes in housing type configuration will occur during the development of the implementing subdivisions and/or Site Plans. Such refinements, with approval of the Director of Planning & Development Services (PDS), will not require amendments to this Specific Plan provided the number of residential dwelling units is not exceeded and the overall character of Harmony Grove Village South is maintained.

Any matter or issue not specifically covered by this Specific Plan shall be subject to the regulations and procedures of the County of San Diego Zoning Ordinance. In the case of a conflict between this Specific Plan and the Zoning Ordinance, this Specific Plan shall take precedence.

F. Concurrent Processing

In addition to this Specific Plan, the Harmony Grove Village South project requires concurrent processing of the following discretionary actions:

- A General Plan Amendment for a portion of the property to include a Village Regional Category and change the Land Use Designation from Semi-Rural Residential 0.5 to Village Residential 10.9 and Neighborhood Commercial¹;
- A General Plan Amendment to amend the Community Plan to add HGVS as an independent but compatible component of the HGV Specific Plan area, revise portions of the community plan text for General Plan conformance, and adjust the village boundary line;
- A Rezone to change the zoning designation from A70 (Limited Agriculture) and RR (Rural Residential) to S88 (Specific Plan);
- Resource Protection Ordinance (RPO) exception for encroachments associated with public/private roads and utilities and a waiver for insignificant steep slopes; and
- A Tentative Map to subdivide the property.

¹ Approximately 58 acres (over half of the site) would remain within the Semi-Rural Regional Category with the Semi-Rural 0.5 land use designation. This area is included within this Specific Plan.

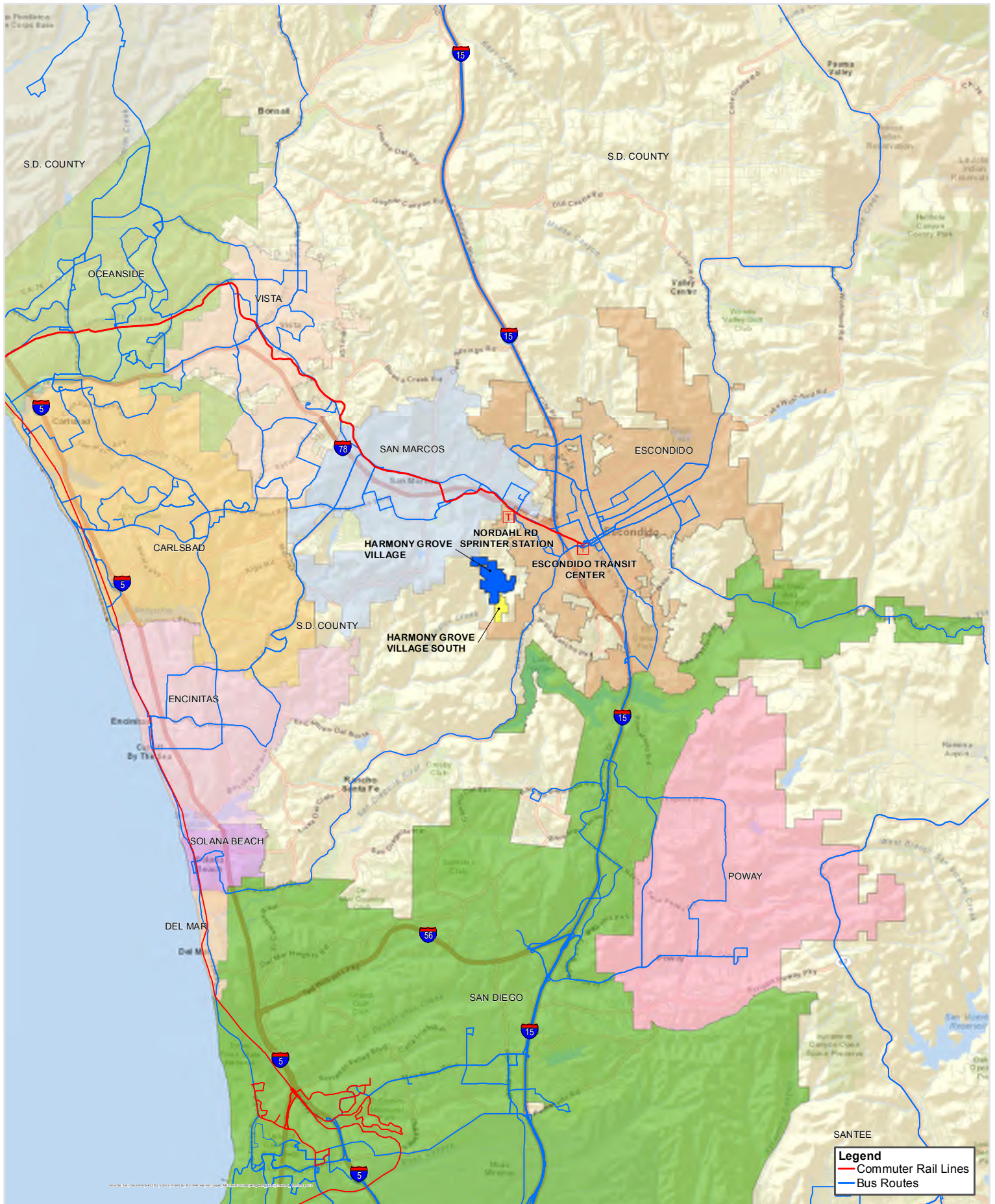


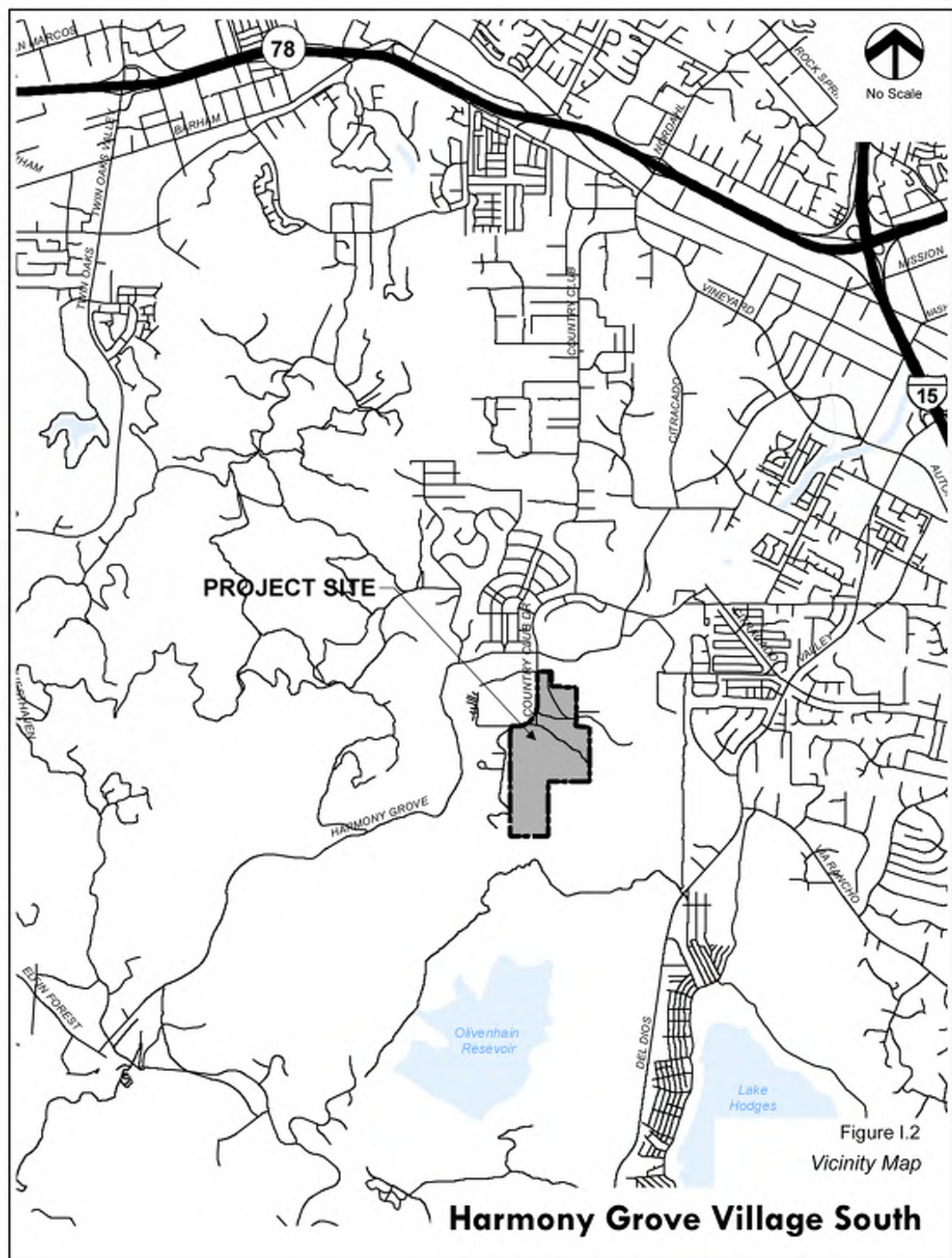
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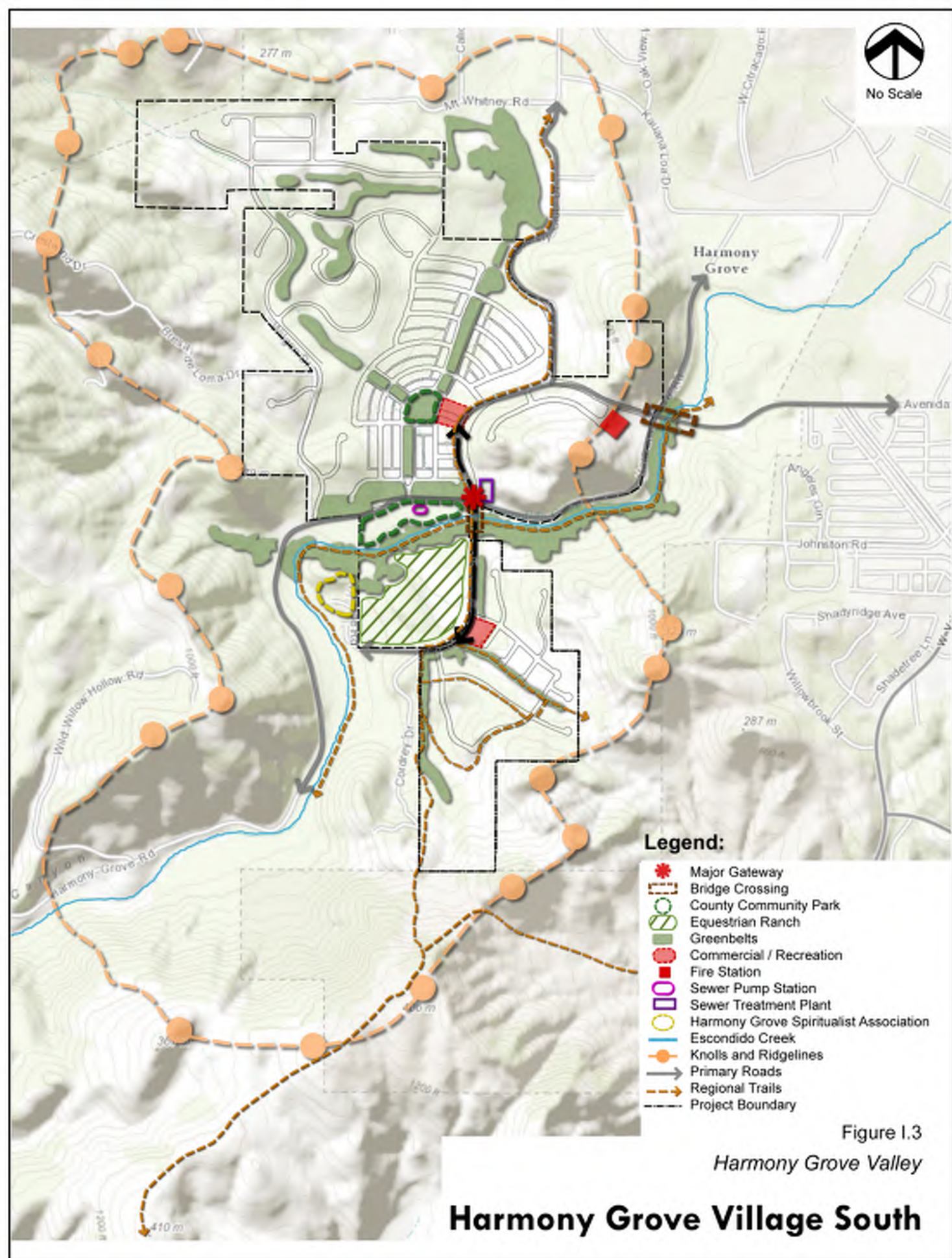
Regional Location Map

Harmony Grove Village South



Source: Base By SANDAG





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II. DESIGN INFLUENCES

A. Historic Context

Harmony Grove is the oldest of the San Dieguito communities and was named by the Harmony Grove Spiritualist Association (HGSA), which was formed in 1896 to further the teaching of spiritualism as a religion, philosophy and science.

Harmony Grove's spiritual identity originates from the Native American Indian tribes inhabiting the area starting 8,000 to 9,000 years ago, with the Luiseños regarding Mount Whitney as their sacred point of creation. The Harmony Grove area was a meeting location for many different Indian tribes as it was considered their Peace Grounds.

The topography around the valley contributes to the spiritual identity of the area. The "Lady of the Valley" is situated along the western ridgeline of Harmony Grove. The highest point of the ridge depicts the shoulder of a woman lying on her side, her long hair trailing off to the north and her hips and legs visible to the south. The area is surrounded by approximately 20 prominent ridgetops that measure approximately 1,000 to 2,000 feet in height. These ridgetops form a dramatic physical setting for the Harmony Grove valley.

The area surrounding the HGSA has historically supported rural ranching, originating from the old Spanish and Mexican land grants of the mid-1800s. These ranches included livestock keeping and agriculture farming and groves. Over time, equestrian and rural residential development has replaced some of the large ranches.

A cultural and historical resources study was prepared for the proposed project, but no standing structures were identified during the site survey. The remnants of past on-site uses were documented and evaluated and determined not to be a significant resource under the California Environmental Quality Act (CEQA). One of the remaining structures, a stone fireplace, may be relocated and restored as part of the Harmony Grove Village South (HGVS) project to honor and celebrate the heritage of the site.

Maintaining the semi-rural and rural, small-town lifestyle and embracing the concept of living in harmony with the land and the wildlife are important aspects of the HGVS Specific Plan. The development celebrates the history and culture of the area as evidenced by the architecture, sustainable design features, community gardening opportunities, and expansive open space and recreational trails.

B. Natural Site Characteristics

Harmony Grove Village South (HGVS) has been designed to recognize the unique topography, ecosystems, and natural characteristics of the site. The natural beauty and biological diversity of the area contributes to a high quality of life for current and future residents. It is imperative that the development respect the existing landform and preserve and protect environmentally sensitive lands to the extent practical. Therefore, HGVS was designed based on a comprehensive opportunities and constraints analysis, which included review of environmental, topographic, and visual resources.

County Resource Protection Ordinance (RPO) wetlands are associated with Escondido Creek, which is located north of the project site, generally runs parallel to Harmony Grove Road, and is crossed by Country Club Drive. The project provides a minimum 100-foot buffer from these wetlands in addition to a 100-foot limited building zone. Other biological resources on the site include Diegan Coastal Sage Scrub, Coastal Sage Chaparral Scrub, Granitic Southern Mixed Chaparral, and Non-Native Grasslands. A small percentage of the site contains Coast Live Oak Woodland and there are a few jurisdictional drainages that are located in the southern portion of the project site.

The north central and southwestern portions of the site are relatively flat. RPO steep slopes occur in the northeastern corner, the southeastern region, the southern tip of the site, and a couple of isolated areas in the central western portion of the site. RPO steep slopes are defined as having a natural gradient of 25% or greater and a minimum rise of 50 feet.

These characteristics have been mapped on Figure II.1, Onsite Opportunities and Constraints Analysis, to identify the most appropriate location to direct development given the natural resources on the property. The site has been designed to conserve the largest block of open space, maintain existing drainage patterns to the extent feasible, create an opportunity to re-establish a drainage feature that was largely eliminated from the site due to early agricultural activities, balance RPO steep slope preservation with open space preservation, and preserve significant visual resources.

C. Surrounding Development

The project site is surrounded by existing residential development with a wide variety of lot sizes. To the west, across from Country Club Drive, is the planned HGV Equestrian Ranch that is approved to accommodate horse boarding and training facilities, associated retail uses, and four residential units. The buildings on this site are anticipated to be one to two stories. Also to the west is the Harmony Grove Spiritualist Association, which includes approximately 39 homes on lot sizes as small as approximately 1,300 square feet. In addition, there is a diversity of

single-family homes ranging from one and two-story residences to three and four-story homes located both east and west of the project site.

North of the HGV Equestrian Ranch is a County equestrian-themed public park, currently under construction. The HGV Village Center is located just north of Escondido Creek. The Village Center contains a mixed-use/commercial core adjacent to Country Club Drive approximately 2,100 feet (less than one-half mile) north of the planned commercial/civic use area located in HGVS. Within the mixed-use/commercial core, the allowable residential density is as high as 20 dwelling units per acre. This core is surrounded by a variety of single-family residential uses on lots ranging in size from approximately 2,500 square feet to 1.5 acres. The residential densities generally decrease the further away one travels from the core. Harmony Grove Village is served by an onsite wastewater treatment facility, which is located at the northeast corner of Harmony Grove Road and Country Club Drive, approximately 550 feet of HGVS's northern project boundary. The HGV mixed-use/commercial Village Center location forms a direct travel pattern with HGVS, and the existing link will be enhanced with a bridge to be built over Escondido Creek.

Recognizing the importance of improving upon the existing prominent "hubs" of activity, this Specific Plan strengthens connections between the Village Center, County public parks, and the HGV Equestrian Ranch, and provides additional opportunities for social gathering through the establishment of a commercial/civic zone near the center core of the development, adjacent to Country Club Drive. The commercial/civic zone may accommodate civic uses such as a clubhouse, limited overnight accommodations, an event lawn, park, and recreational facilities like a pool and commercial uses, such as a café, that would be open to the public. Features such as an equestrian hitching post and electric vehicle charging stations may also be located at this location. Edible landscaping may be featured at the Center House, such as grapevines or citrus and pomegranate trees that reflect the agricultural heritage of the area.

As part of the design for Country Club Drive, a bridge is planned to be provided across Escondido Creek, that will include a decomposed granite multi-use trail and pathway that will provide connections to additional recreational trails in the area and could enhance access to the future HGV Equestrian Ranch. Country Club Drive will be redesigned to encourage pedestrian activity by adding landscaping, shade trees, and interpretive signage that will promote walking.

D. Regulatory Environment

1. San Diego County General Plan

The San Diego County General Plan contains a land use pattern that is based on the Community Development Model. Schematically, this can begin with a central core or “Village” where the highest intensities of development are located surrounded by areas of lesser intensity including “Semi-Rural” and “Rural” lands. In reality, communities build out in a less predictable pattern that is responsive to specific community needs at any given time. As shown in the schematic to the right, from the General Plan, this can result in rural lands located immediately adjacent to the most intense village areas.



The three regional categories provide a framework that broadly reflects the differing character of County lands that range from communities with substantial populations to predominantly undeveloped backcountry areas.

Under the adopted 2011 General Plan, the regional category for the project site is “Semi-Rural.” This category identifies lands that are appropriate for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities. The HGVS project is proposing a General Plan Amendment to change the regional category to “Village” for the development area and associated Country Club Drive infrastructure improvements. The “Village” category supports a higher intensity and a wider range of land uses. It is intended for compact development patterns where residential uses are located within walking distance of commercial services, employment centers, and civic uses. Figure II.2 – Proposed Regional Categories illustrates how the proposed “Village” category improves the physical connection to the existing HGV “Village”. It also shows how the project creates a seamless transition to existing surrounding uses by maintaining a “Semi-Rural” regional category around the perimeter of the site.

The current land use designation is “Semi-Rural 0.5.” The density within this designation ranges from two dwelling units per acre to one dwelling unit per two acres based on the natural gradient of the slopes on the property. Table 1

summarizes the allowable dwelling units based on the 2011 General Plan land use designation for the project site.

**TABLE 1: EXISTING DWELLING UNIT YIELD
BASED ON SLOPE**

Slope Range	Acres	Percent	Dwelling Unit Yield
0%-25%	66.7	60%	133
25%-50%	39.7	35.8%	39
50%+	4.6	4.1%	2
Total	111	100%	174

The Specific Plan land use designation only applies to areas where a Specific Plan was adopted by the County prior to the adoption of the 2011 General Plan. A General Plan Amendment cannot apply a new Specific Plan designation to an area to substitute for the General Plan land use designations. The intention is not to restrict the use of Specific Plans, but to show the area's relationship within the context of where it is located.

The proposed General Plan land use designations within the Village Regional Category portion of the project site are Village Residential 10.9 and Neighborhood Commercial (refer to Figure II.3 – Existing and Proposed Land Use Designations). Within the VR-10.9 area, a density of approximately 8.4 dwelling units is proposed. VR-10.9 is the closest General Plan land use designation for this proposed density. The proposed density is consistent with the adopted density for the Village Center (Planning Area 1) of the adjacent Harmony Grove Village Specific Plan, which contains 519 dwelling units on 60 residential acres (or approximately 8.7 dwelling units per acre). The Neighborhood Commercial designation is implemented by the commercial/civic zone.

The Semi-Rural 0.5 land use designation would remain for the Semi-Rural Regional Category area of the project. Table 2 summarizes the dwelling unit yield based on the General Plan Amendment.

TABLE 2: DWELLING UNIT YIELD

Land Use Designation	Acres	Maximum Dwelling Units Per the General Plan Amendment	Maximum Dwelling Units Per the Specific Plan
VR 10.9	50.3	548	423
Neighborhood Commercial	2.5	n/a	n/a
SR 0.5			
0%-25%	27.0	53	30
25%-50%	27.3	27	
>50%	4.0	2	
Total	111.1	630	453

A discussion of how the HGVS project conforms to General Plan goals and policies is provided within the General Plan Amendment consistency analysis (see Section VI).

2. San Dieguito Community Plan

The project site is located within the approximately 2,065 acre Harmony Grove portion of the San Dieguito Community Plan. This plan supplements countywide General Plan policies and further directs land uses and development to achieve the community's vision. The vision for Harmony Grove is to be an environmentally sensitive and balanced green community that continues the rural, small-town lifestyle, enjoys keeping leisure and market animals, and lives in harmony with the land and the wildlife. The "village area" is intended to be a place where local farmers sell organically grown vegetables and where residents' children can find first homes or where their parents can live in retirement. The village is surrounded by larger lot homes and a limited number of small, family owned farms and vineyards.

A growth boundary or "Village Boundary" has been established for Harmony Grove, which identifies where development should be directed. Harmony Grove Village South is currently located outside of the Village Boundary. Through the General Plan Amendment, the site will be incorporated into the Village Boundary. HGVS is proposing development at a density of approximately 8.4 dwelling units which is very similar to the HGV Village Core, of approximately 8.7 dwelling units per acre. HGVS will complete HGV and contribute to the vision for the community by allowing for a variety of residential types not currently offered within HGV. It will focus higher density residential and supporting village land uses within the heart of the Harmony

Grove valley. The complete “village area” will implement the community development model by concentrating more intense uses within the core of the valley and gradually fanning out into lower density semi-rural and rural land uses. Both HGV and HGVS offer building massing and design that is compatible with the character of the Harmony Grove community. HGVS is also sensitively sited to preserve significant open space, create wildlife corridors, and reflect a local residential design.

A discussion of the how the HGVS project conforms to Community Plan goals and policies is provided within the General Plan Amendment Consistency Analysis (refer to Section VI).

3. San Diego County Zoning Regulations

Under existing conditions, the zoning for HGVS is covered by three zoning boxes (refer to Figure II.4, Existing Zoning). The majority of the site is designated as A-70, Limited Agriculture, with a minimum lot size of 0.5 acre. This zone is primarily meant to create and preserve areas for agricultural crop production. A small sliver of land at the northern end of the property, adjacent to Escondido Creek, is designated A-70 with a minimum lot size of eight acres.

The southwestern tip of the property is designated RR, Rural Residential, with a minimum lot size of 0.5 acre. The Rural Residential category is intended to create and enhance residential areas where agricultural use, compatible with a dominant, permanent residential use, is desired.

As part of the rezone application, the entire site would be designated S88, Specific Plan. The S88 use regulations are intended to accommodate Specific Plan areas and can create an unlimited variety of land uses in conformance with the General Plan. The Specific Plan zoning uses that implement the land use designations discussed above are described in Section IV. A., Zoning Designations and Development Regulations. All uses established pursuant to this Specific Plan shall be subject to the conditions and restrictions set forth in this Specific Plan. In the case of a conflict between the Specific Plan and the Zoning Ordinance, this Specific Plan shall prevail.

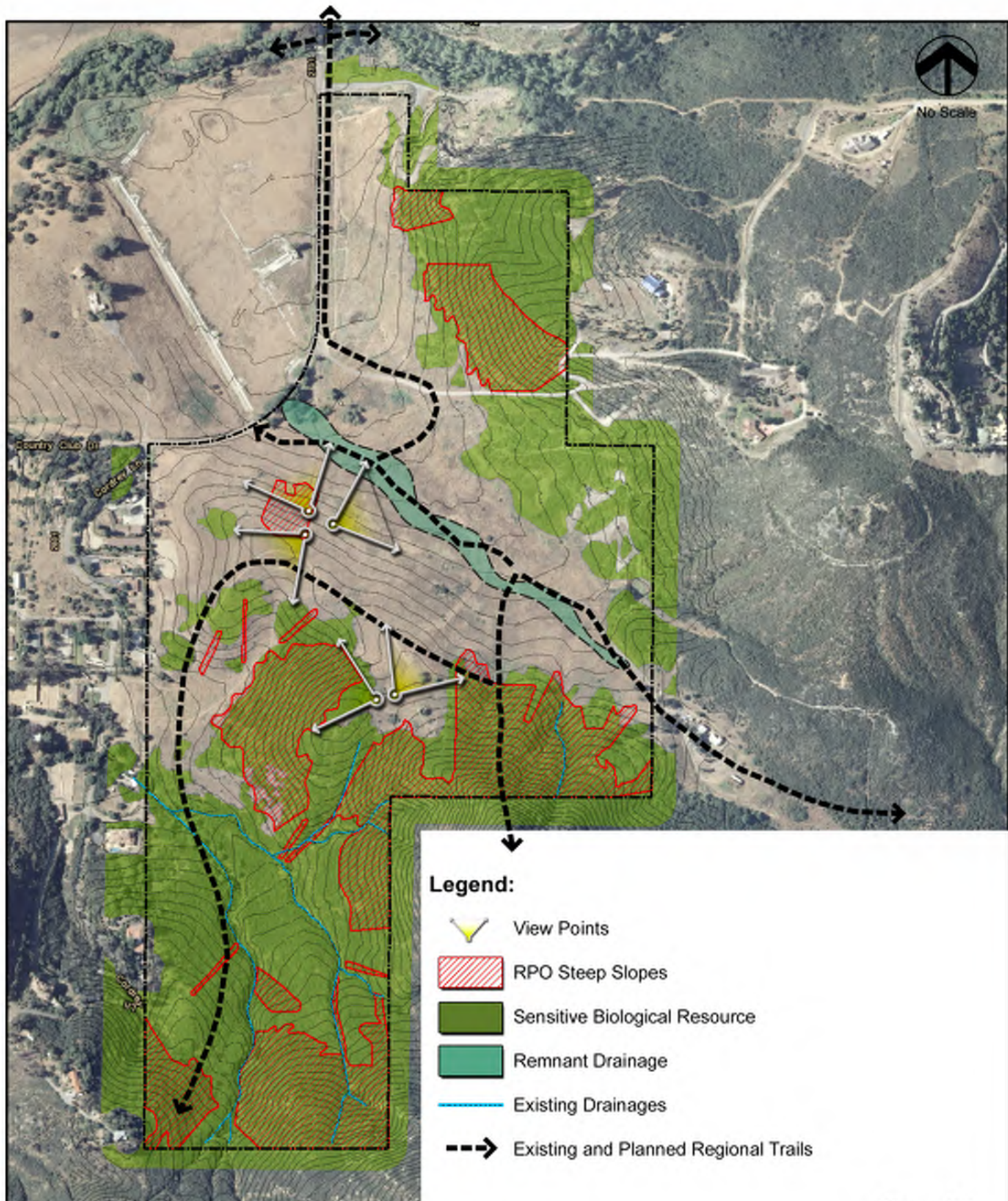
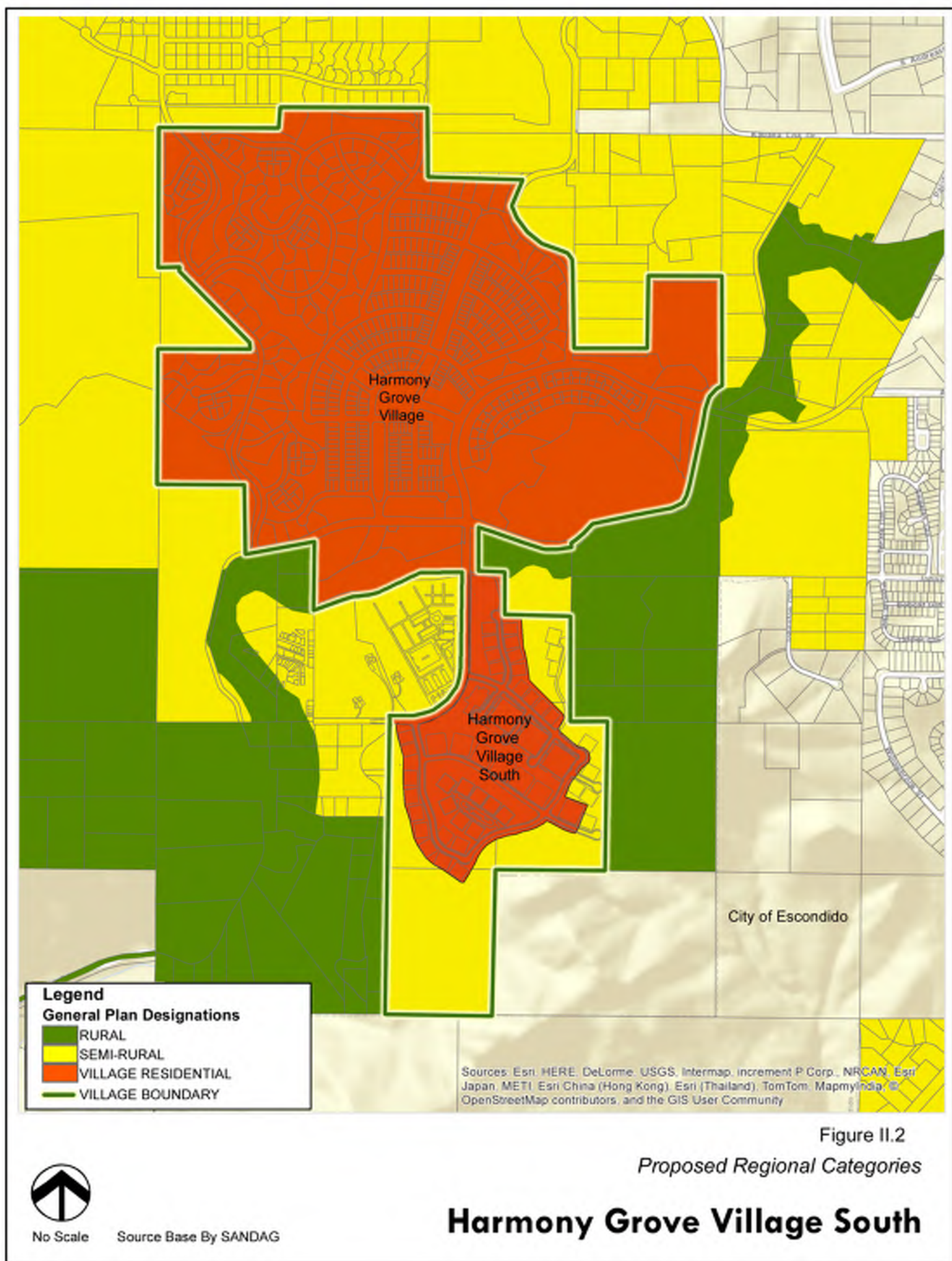


Figure II.1

Onsite Opportunities and Constraints Analysis

Harmony Grove Village South



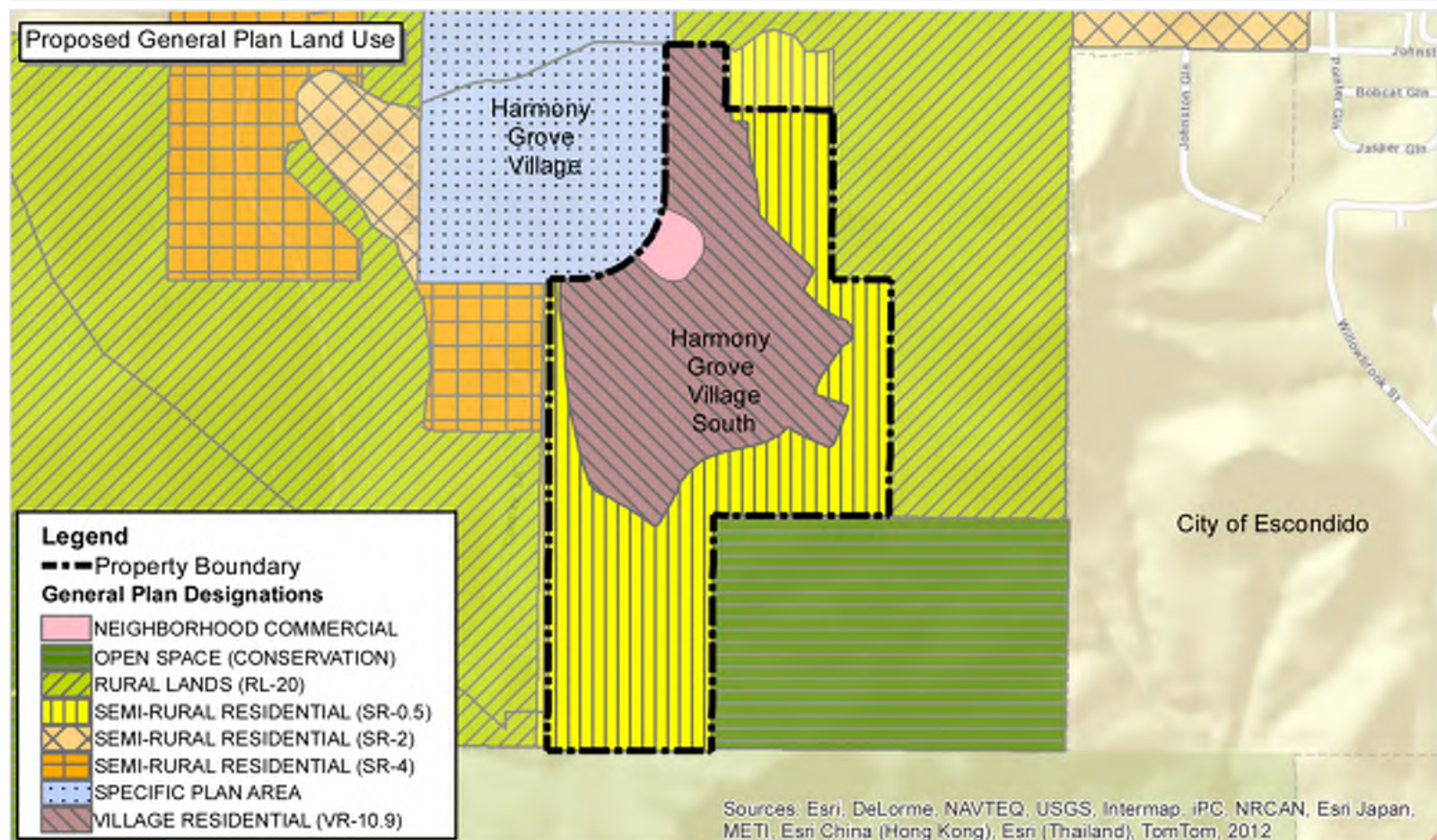
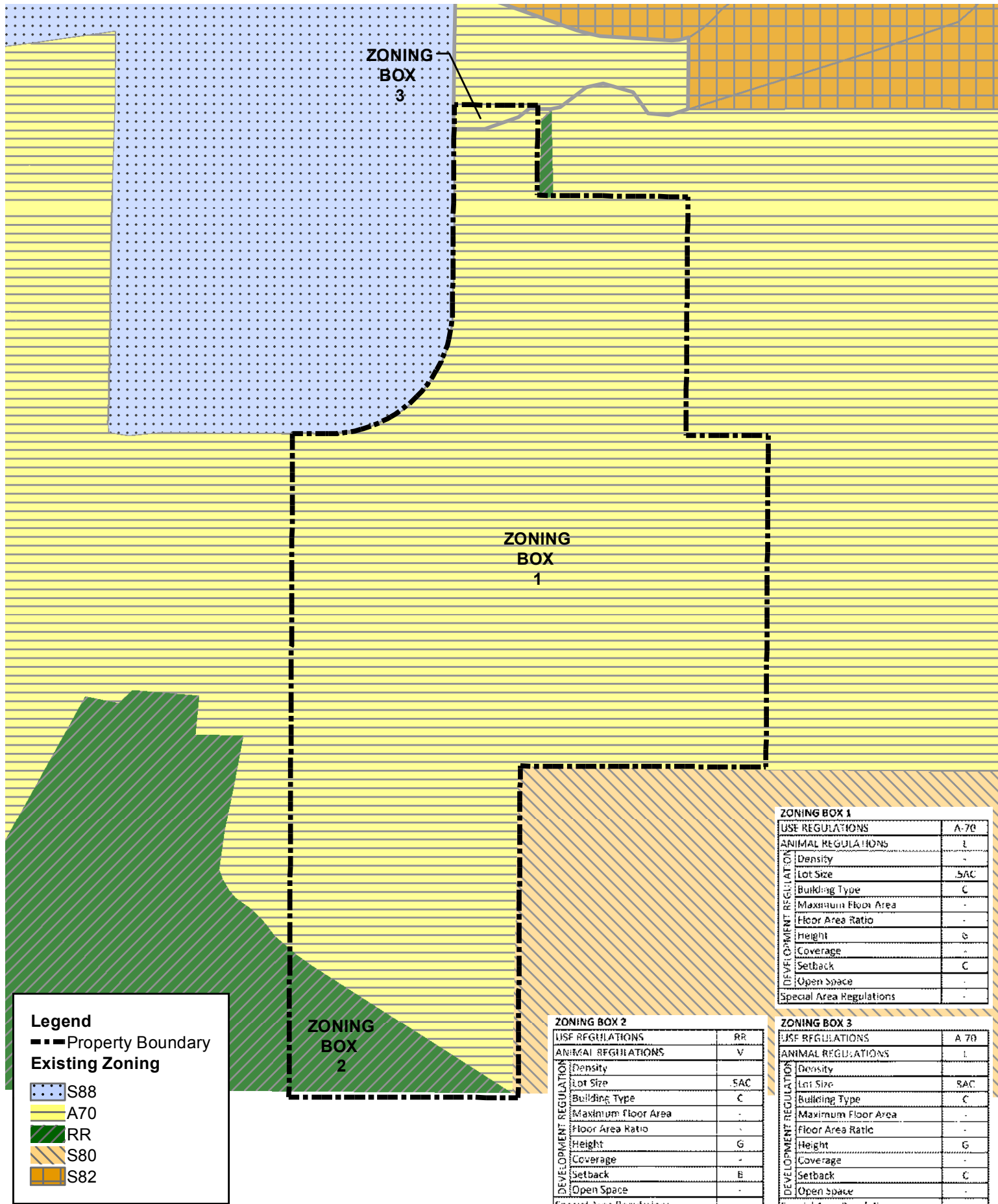


Figure II.3

Existing and Proposed General Plan Land Use
Harmony Grove Village South





Source: Base By SANDAG

Figure II.4
 Existing Zoning
Harmony Grove Village South

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III. COMMUNITY GOALS AND POLICIES

The following goals and policies have been developed specifically for this project and have helped to shape the design of the Harmony Grove Village South (HGVS). They are intended to guide future development proposals within the Specific Plan area.

Goal 1 To design a community that is respectful to the existing landform and works in harmony with the natural environment.

- | | |
|------------|--|
| Policy 1.1 | Preserve the largest block possible of unfragmented open space. |
| Policy 1.2 | Concentrate development within the flatter areas of the project site and avoid encroaching into significant steep slopes, or those slopes that are both visible and visually interesting and unique. |
| Policy 1.3 | Minimize grading to preserve the natural topography and existing drainage patterns, to the extent feasible. The proposed grading should generally rise and fall to reflect the existing landform. |
| Policy 1.4 | Promote the natural movement and infiltration of stormwater through low impact development techniques such as detention basins, rain gardens, vegetated swales, green roofs, rain barrels, and permeable pavements. |
| Policy 1.5 | Restore and enhance degraded watercourses. |
| Policy 1.6 | Capitalize on passive solar energy when siting and designing buildings in order to reduce heating and cooling needs. |
| Policy 1.7 | Utilize native and drought tolerant landscaping irrigated by reclaimed water. |
| Policy 1.8 | Employ sustainable building techniques, when possible, such as utilizing locally sourced, renewable, recycled, non-toxic, and/or reusable building materials, relying on renewable energy generation systems, and establishing ongoing sustainable operations and maintenance activities. |
| Policy 1.9 | Implement greenhouse gas reduction measures as outlined in the HGVS Greenhouse Gas Analysis, such as installing residential natural gas fireplaces instead of wood-burning, utilizing high efficiency lighting and water heaters, installing an electric car charging station in the commercial/civic zone, providing readily accessible recycling areas, and generating at least 35% of the project's energy needs through solar power. |

Goal 2 ***To strengthen connections between the Village Center and destinations south of Escondido Creek.***

- Policy 2.1 Contribute to the improvement of a bridge over Escondido Creek to enhance multi-modal access to the HGV Equestrian Ranch, the commercial/civic uses of HGVS, and regional trail system.
- Policy 2.2 Provide trail connections through the project site to other existing and planned trails in the area.
- Policy 2.3 Establish equestrian-friendly commercial/civic uses within Harmony Grove Village South that ties into the Village Center and the HGV Equestrian Ranch.
- Policy 2.4 Incorporate wayfinding/signage features along Country Club Drive that strengthen the existing connection of the HGV Village Center to the HGV Equestrian Ranch, Harmony Grove Village South, and the recreational trails in the area.
- Policy 2.5 Utilize lighting, signage, walls/fencing, and architectural design elements that are compatible with and/or reference those of Harmony Grove Village.

Goal 3 ***To offer housing opportunities that are compatible with and complementary to the community and serve a variety of ages and income groups, expressed in architectural forms inspired by rustic orientation.***

- Policy 3.1 Construct a variety of attached and detached housing types with a wide range of unit sizes.
- Policy 3.2 Design multi-family housing types that appear to be detached single-family homes or re-purposed, appropriate rustic buildings.
- Policy 3.3 Utilize architectural styles that reflect, enhance, and blend in with the surrounding residential character and agricultural history of the area.
- Policy 3.4 Locate multi-family housing types at the interior of the development site and surrounded by less intensive single-family residential uses or otherwise buffer (through larger lot sizes and/or setbacks) such uses from existing surrounding semi-rural and rural uses.

Goal 4 ***To provide opportunities for community gathering and socializing.***

- Policy 4.1 Provide a commercial/civic center that serves as a gathering place for family and friends, as well as equestrian riders.

- Policy 4.2 Create a recreational park that may house a restored remnant fireplace.
- Policy 4.3 Establish community gardening opportunities.
- Goal 5 To provide a safe, convenient, and interconnected multi-modal circulation system that reflects the character of the area.***
- Policy 5.1 Align roadways in a curvilinear manner consistent with the existing character of the community.
- Policy 5.2 Strengthen and improve connectivity to adjacent trails and pathways as well as the larger regional system.
- Policy 5.2 Establish a series of multi-use trails internal to the project that allow residents to walk or bike to various destinations without relying on automobiles.
- Policy 5.3 Utilize road and trail standards and materials that are appropriate to the local setting and desired community character.
- Policy 5.4 Comply with the enhanced measures described in the Fire Protection Plan prepared for HGVS (refer to the approved Fire Protection Plan for additional information).

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IV. DEVELOPMENT PLAN

A. Zoning Designations and Development Regulations

The HGVS specific plan zoning map consists of five designations: Semi-Rural Residential, Village Residential, Institutional, and Commercial/Civic as shown in Figure IV.1.

1. Semi-Rural Residential

The Semi-Rural Residential zone implements the SR-0.5 land use designation and is generally located around the perimeter of the development area. It is intended to serve as a transition to the surrounding semi-rural and rural lands. This zone permits single-family detached and single-family attached residential uses. Home types will be sited in a manner sensitive to surrounding semi-rural and rural uses and buffered (through larger lot sizes and/or setbacks) from less intense single-family residences. Only the Cottage, Bungalow, and Harmony Court housing types are permitted within this zone. Refer to Section F.2.c, Residential Designs/Program Schematics for additional guidelines, including the limited use of a third story element.

Table 3, below, summarizes the zoning regulations for the Semi-Rural residential zone.

TABLE 3: SEMI-RURAL RESIDENTIAL ZONING BOX

ZONE		
USE REGULATIONS		S88
ANIMAL REGULATIONS		A
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	K
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	H
	Lot Coverage	--
	Setback	V
	Open Space	--
SPECIAL AREA REGULATIONS		D1

Permitted Uses

- Detached Residential, one dwelling unit per lot
- Detached Residential, multiple dwelling units per lot
- Attached Residential (two dwelling units sharing a common wall)
- Essential Services

Permitted Accessory Uses

- Garages and Carports
- Gazebos, Pergolas, Pavilions, and Other Shade Structures
- Greenhouses subject to Section 6156 (e) of the County of San Diego zoning ordinance
- Home occupations subject to Section 6156 (m) of the County of San Diego zoning ordinance
- Storage Buildings
- Other Necessary and Customary Uses. Accessory uses and structures, in addition to those identified above, which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to the principal use, as determined by the Director of PDS.

2. Village Residential

The Village Residential zone implements the VR-10.9 land use designation. It permits single family detached, single-family attached, and multi-family residential uses. Refer to Section F.2.c, Residential Designs/ Program Schematics for additional guidelines. Table 4, below summarizes the zoning regulations for the Village Residential zone.

TABLE 4: VILLAGE RESIDENTIAL ZONING BOX

ZONE		
USE REGULATIONS		S88
ANIMAL REGULATIONS		A
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	K
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	--
	Lot Coverage	--
	Setback	V
	Open Space	A
SPECIAL AREA REGULATIONS		D1

Permitted Uses

- Detached Residential, one dwelling unit per lot
- Detached Residential, multiple dwelling units per lot
- Attached Residential
- Multi-Family Residential
- Essential Services

Permitted Accessory Uses

- Garages and Carports
- Gazebos, Pergolas, Pavilions, and Other Shade Structures
- Greenhouses subject to Section 6156 (e) of the County of San Diego zoning ordinance
- Community Gardens
- Home occupations subject to Section 6156 (m) of the County of San Diego zoning ordinance
- Storage Buildings
- Other Necessary and Customary Uses. Accessory uses and structures, in addition to those identified above, which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to the principal use, as determined by the Director of PDS.

Village Residential Building Height

Building height within the Village Residential zone is limited to 45 feet and four stories except that non-habitable architectural projections (such as a chimney) may extend a maximum of eight feet above the highest roof elevation. Refer to Section F.2.c, Residential Designs/ Program Schematics for additional information.

Usable Open Space Requirements

At least 100 square feet of private usable open space is required per multi-family dwelling unit. Private usable open space includes outdoor spaces such as a patio or balcony that is only accessible to one dwelling unit. Ground floor private open spaces should be a minimum of eight feet in each dimension and be screened from public view by landscaping, a wall, privacy fence, or other acceptable method. Decks or balconies used for upper floor private open space should have a minimum dimension of six feet.

Special Setback Requirements

For the residential lots located in the southwestern portion of the project site as illustrated on Figure IV.2, the following setbacks shall apply as identified in the approved Fire Protection Plan:

Structure setbacks from the top of the slope would be a minimum of 15 horizontal feet from top of slope to the farthest projection from a roof for single-story structures and 30 horizontal feet from top of slope to the farthest projection from a roof for two-story structures. Structures taller than two stories and where the slope is greater than 2:1 may require a setback greater than 30 feet. For these lots, and for lots where a full 30-foot setback would not be possible, installation of a six-foot tall, non-combustible, heat deflecting, wall would be provided as part of the project's design for additional heat and flame deflection. This wall may be a combination of masonry and dual pane (one pane tempered glazing) materials. During the Site Plan review process required for this project, the Rancho Santa Fe Fire Protection District would review setbacks relative to appropriate fire standards and if the appropriate setback is unavailable, the walls would be implemented along one or more of these lots.

3. Institutional

The Institutional zone also implements the VR-10.9 land use designation. This zone is meant to accommodate public facilities in support of the residential land uses, such as onsite wastewater treatment activities. A major use permit will be required prior to the construction of wastewater treatment uses within this zone. If wastewater treatment land uses ultimately are not needed, then the land may be utilized for an alternative use, such as a water quality detention basin, park, trailhead, and/or interpretive center. Residential uses may be permitted subject to a Site Plan only if the floodplain map is amended to remove the area from the floodplain. Table 5, below, summarizes the zoning regulations for the Institutional zone.

TABLE 5: INSTITUTIONAL ZONING BOX

ZONE		
USE REGULATIONS		S88
ANIMAL REGULATIONS		R
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G
	Lot Coverage	--
	Setback	V
	Open Space	--
SPECIAL AREA REGULATIONS		D1

Permitted Uses

- Community Recreation
- Cultural/Educational Exhibits
- Drainage and Water Quality Facilities
- Essential Services

Permitted Accessory Uses

- Gazebos, Pergolas, Pavilions, or Other Shade Structures
- Hitching Post
- Restrooms
- Other Necessary and Customary Uses. Accessory uses and structures, in addition to those identified above, which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to the principal use, as determined by the Director of PDS.

Uses Subject to a Site Plan

- Residential Uses

Uses Subject to a Major Use Permit

- Wastewater Treatment Facilities
- Pump Station

4. Commercial/Civic

The Commercial/Civic zone implements the Neighborhood Commercial land use designation and contemplates uses that will be enjoyed by HGV and HGVS residents, and the general public. The zone is intended to accommodate a variety of civic land uses such as, a park, overnight accommodations of up to 4 rooms that can only be used by HGVS and HGV guests, a gym, an event lawn, and recreational facilities like a pool or clubhouse. The Commercial/Civic zone will also include a commercial component that will allow food/beverage services, such as a café, that will be open to the public. This zone designation is centrally located and consists of approximately 2.5 acres. The intent of the commercial/civic zone is to foster walkability and serve as a community gathering place. This site is easily accessed by regional multi-use trails, and situated across from the planned HGV Equestrian Ranch.

An approximately 5,000 square foot Center House will be located within the commercial/civic zone, of which a minimum of 1,500 square feet must contain a commercial component that is open to the public. The maximum building height would be two stories and 35 feet. Refer to Section F.2.d, Commercial/Civic Design, for additional guidelines.

Table 6 summarizes the zoning requirements for the Commercial/Civic zone.

TABLE 6: COMMERCIAL/CIVIC ZONING BOX

ZONE		
USE REGULATIONS		S88
ANIMAL REGULATIONS		R
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	T
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G
	Lot Coverage	--
	Setback	V
	Open Space	--
SPECIAL AREA REGULATIONS		D1

Permitted Uses

- Administrative and Professional Services
- Business Support Services
- Child Care Center
- Community Recreation

- Convenience Sales
- Cultural Exhibits and Library Services
- Eating and Drinking Establishments
- Farmer's Market
- Food and Beverage Retail Sales
- Gym, Exercise Studio
- Open Space
- Personal Services, General (including hair or nail salon, day spa)
- Retail Sales, Specialty
- Swimming Pool, Spa
- Transient Habitation: Overnight accommodations (up to four rooms) that can be rented on a daily or weekly basis as determined by the HOA for only HGVS guests and is managed by the HOA or an entity hired by the HOA.
- Essential Services

Permitted Accessory Uses

- Gazebos, Pergolas, Pavilions, or Other Shade Structures
- Hitching Post
- Electric Vehicle Charging Stations
- Poolhouse/Cabana
- Restrooms
- Other Necessary and Customary Uses. Accessory uses and structures, in addition to those identified above, which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to the principal use, as determined by the Director of PDS.

5. Parking Regulations

All development within HGVS shall comply with the County of San Diego's parking regulations with respect to proximity to residences. The number of parking spaces that are required for each residential unit and the number of guest parking spaces required for the project are set forth in the approved Fire Protection Plan, which is incorporated as a requirement of this Specific Plan. Street parking locations are identified on Figure IV.3, Visitor Parking Plan. (Additional requirements with respect to parking are described in the Fire Protection Plan and are required elements of the Specific Plan.)

The project will designate the club house parking area as the valet/shuttle staging area for all homeowners events exceeding 10 guests. Homeowners will need to obtain a parking permit to utilize any of the guest parking overnight from the Homeowners Association. "No Parking" signs will be installed on designated streets as required by the Rancho Santa Fe Fire Protection District.

The Homeowners Association will contract with a towing company so that any vehicle that is illegally parked will be towed within a short timeframe.

Bicycle parking spaces shall conform to the standards provided within County Zoning Ordinance sections 6758-6783, 6787, and 6792.

B. Mobility

1. Regional Vehicular Access

Regional access to HGVS is via Interstate 15 and State Route 78. Local access to the area is via Harmony Grove Road and Country Club Drive. Harmony Grove Road is designated as a Light Collector within the County's Mobility Element. Country Club Drive is not a Mobility Element Roadway.

2. Local Vehicular Circulation

Figure IV.4 illustrates the onsite Circulation Plan. The primary point of access to HGVS is via Country Club Drive, which is proposed as a Public Enhanced Residential Collector. As shown in Figure IV.5, Country Club Drive, at the intersection with Harmony Grove Road, is planned to include four lanes: one through lane, one dedicated right turn lane, one dedicated left turn lane, and one inbound lane. This is consistent with the configuration of Country Club Drive as it joins Harmony Grove Road from the north. The west side of Country Club Drive is planned by the HGV Specific Plan and the County's Community Trails Master Plan to include a 10 foot north-south multi-use trail (hereafter referred to as the "Country Club Drive Trail"). A portion of the Country Club Drive Trail, as well as a five to six foot pathway planned by HGVS along the east side of Country Club Drive, will be accommodated within a bridge over Escondido Creek. Both the Country Club Drive Trail and the five to six foot pathway establish important walkable links between HGV, HGVS, and the subregional and regional trail system.

South of the intersection, Country Club Drive will consist of three 12 foot travel lanes beginning at the Escondido Creek bridge and continuing southward to southernmost entrance into the HGVS community. The additional travel lane functions as an equivalent form of egress by providing additional capacity for evacuation and satisfies the dead end road length requirements of the Fire Code. This enhanced road improvement would be supplemented by a complete system of fire protection measures designed to keep roadways open and passable as described in the Fire Protection Plan. The Fire Protection Plan provides a detailed discussion of secondary access and how HGVS would meet the intent of the code through a layered and redundant fire protection and evacuation system.

A bridge will replace the existing “Arizona” crossing located at Country Club Drive and Escondido Creek. This bridge will improve the intersection effectiveness with HGV and emergency service activities, and provide a safe wildlife crossing under the bridge for animals traveling along the creek.

To encourage multi-modal forms of transportation, Country Club Drive would also be designed to include additional landscaping, street trees, interpretive signage, and a decomposed granite or similar soft surface material multi-use trail and pathway as described above. Figure IV.6 displays the proposed cross section and plan view for Country Club Drive.

All internal roads are private and will be built in compliance with applicable fire safety standards and approved dead end length modifications ensuring safety and emergency vehicle access. To enhance fire and emergency services, portions of the two main roadways entering the site from Country Club Drive will be three lane roadways so that no structure will be located more than 800 feet from an extra lane (refer to Figure IV.7, 3 Lane Residential Private Drive and Figure IV.8, 3 Lane Residential Private Drive Head In Parking (With Trails)). The remaining private drives are two lane roadways (refer to Figures IV.9 through IV.12). To maintain the existing character of the area, the private roads are designed with four-foot wide decomposed granite or similar soft surface pedestrian trails rather than concrete sidewalks.

3. Bicycle Routes

There are no designated bicycle routes in the area per the Mobility Element. However, the roadways servicing HGVS may be painted with sharrows to indicate that bicyclists do share the roadway with vehicles. In addition, bicyclists can utilize the multi-use trails.

4. Pedestrian Routes

HGVS contains an extensive system of trails and pathways. Country Club Drive will be designed to encourage pedestrian activity by including additional landscaping, street trees, and interpretive signage. A five to six foot pathway along the east side of Country Club Drive would be composed of stabilized decomposed granite or similar soft surface material. This pathway provides connections to the trail system in HGV and extends from Harmony Grove Road to the southern project entry. This pathway would also provide connections to the commercial/civic uses, equestrian hitching post, the Lake Hodges Trail, and a public trailhead staging area for the Elfin Forest Trail. The 10 foot Country Club Drive Trail, planned along the west side of Country Club Drive as part of the County’s Community Trails Master Plan and the HGV Specific Plan, is planned to cross over Escondido Creek, continue along the length of the HGV Equestrian Ranch property, and cross over Country Club Drive at the southern entrance to HGVS to connect to the subregional and regional trail system. This

trail is intended to accommodate equestrian, bicycle, and pedestrian users. Additional rural trail connections are provided between the Lake Hodges Trail and the primitive Elfin Forest Trail as shown in Figure IV.13. The private roads that wind throughout HGVS are also designed with four-foot wide decomposed granite or similar soft surface pedestrian trails rather than concrete sidewalks.

C. Open Space and Conservation

HGVS has been designed to maximize open space preserve areas and enhance recreational opportunities (refer to Figure IV.14, Open Space Plan). Together, natural open space, common area landscaping, and recreational areas are important framework elements within HGVS, and cumulatively, represent approximately 75 acres or 68% of the entire project area.

1. Biological Open Space

Biological open space is made up of areas which will remain undisturbed and unaffected by grading or development within HGVS and contain high biological value. Biological open space also includes sage scrub restoration areas on graded slopes outside of fuel modification zones.

Within the project area, approximately 35 acres or 31% of HGVS will remain in biological open space.

2. Naturalized Open Space

Naturalized Open Space is made up of areas which may be graded in the course of HGVS development, but will be revegetated or restored with native and/or drought tolerant plant materials and, often, will be indistinguishable from natural open space. Included in this category is a remnant drainage located interior to the development footprint that may be restored to a naturalized state. Naturalized Open Space also includes areas of native vegetation that will not be subject to grading, but which will require the introduction of a permanent irrigation system for fire protection purposes as well as areas that require thinning of non-irrigated native vegetation. Naturalized open space also includes areas that fall within fuel modification zones and limited building zones. Some of these areas may require road access and occasional maintenance by a homeowner's association.

Naturalized open space areas represent approximately 20 acres or about 18% of HGVS.

3. Landscaped Areas

Landscaped areas play a major role in characterizing HGVS. The compact building sites are designed to allow landscape areas between buildings,

providing for a sense that the homes rest in the land. Landscaped areas also include sloping areas behind homes, parkways along roadsides, and open areas adjacent to roads. Landscaped areas will be irrigated permanently and will be planted with a combination of natives and exotics.

Landscaped areas are distributed throughout the project area and make up approximately 16 acres or 14% of HGVS.

4. Public and Private Parks

Approximately four acres of public and private parks are planned to be developed in HGVS. Seven public parks are planned, which will range from approximately 3,400 square feet to ½ acre in size for a total of 1.7 acres. A dog park is planned to be developed within the community as well as a basketball court adjacent to the Center House. Other public park uses may include a horse shoe pit, barbeque areas, picnic tables, and/or informal play areas. A minimum 400 square foot children's play area is required. A fitness circuit consisting of various exercise stations will connect the parks within HGVS and HGV. Public parks will be dedicated to the County of San Diego.

The plan includes six private parks, which will range from approximately 4,300 square feet to just under one acre in size for a total of 2.2 net acres qualifying for Parkland Dedication Ordinance (PLDO) credit. An approximately 0.8 net acre private park will be located within the commercial/civic zone. The park may contain a historic wood burning fireplace that may be restored to working order. It may also be developed with a recreation center with a pool/spa area, barbeque/picnic area, a play field, restrooms, gazebo, and/or other similar park uses. Other private parks may be developed as recreational community gardens with underground wet weather storage basins and dual-use underground stormwater detention basins with above ground recreational amenities. Private parks will be operated and maintained by a homeowner's association. Refer to Figure IV.15 for the conceptual plans of the public and private parks and Table 7 below, for a summary of the approximate gross and net acreages of each.

TABLE 7: PUBLIC AND PRIVATE PARKS

Park	Approximate Gross Lot Acreage	Net Acreage Qualifying for PLDO Credit	Public or Private	PLDO Acreage Credit	Typical Amenities
1	0.37	0.37	Public	0.37	Dog park
2	0.08	0.08	Public	0.08	Fitness green with exercise station
3	0.21	0.21	Public	0.21	Court sport or swing set, picnic and BBQ areas

Park	Approximate Gross Lot Acreage	Net Acreage Qualifying for PLDO Credit	Public or Private	PLDO Acreage Credit	Typical Amenities
4	2.47	0.82	Private	0.41	BBQ areas, pool/spa, recreation building, shade structures, event garden
5	0.58	0.25	Private	0.125	Community garden
6	0.40	0.14	Private	0.07	Community garden
7	0.45	0.10	Private	0.05	Community garden
8	0.21	0.21	Public	0.21	Fitness green with seating and picnic areas
9	0.54	0.54	Public	0.54	Picnic and BBQ areas, court sport, horse shoe pit, jogging path with exercise station
10	0.26	0.26	Public	0.26	Fitness green with exercise station, children's play area
11	0.19	0.19	Public	0.19	Picnic and BBQ areas, fitness green with exercise station
12	2.69	0.64	Private	0.32	Walking path, free play area with exercise station, seating, picnic, and BBQ areas
13	0.41	0.28	Private	0.14	Free play area with exercise station, picnic and BBQ areas
Total	8.86	4.09		2.98	

The net private park acreage may contribute to 50% of the required PLDO acreage. The project will dedicate public parks and contribute in lieu fees to satisfy the remainder of its PLDO requirement. These fees may be utilized to improve upon the parks within Harmony Grove Village and would facilitate the establishment of an inclusive park system between HGV and HGVS.

5. Multi-Use Trails/Pathways

There will be a system of approximately 11,000 linear feet of public multi-use trails and pathways that will serve pedestrians, equestrians, and other non-motorized forms of travel that will weave throughout HGVS, providing links to the San Diego County regional trail system, HGV, and the Equestrian Ranch.

A five to six foot public pathway would be provided by the project along the east side of Country Club Drive, from Harmony Grove Road to the southern Project entry. HGVS will also provide public trail connections through the property for the Lake Hodges Trail, Summit Trail, and Elfin Forest Trail planned as part of the County's Community Trails Master Plan (refer to Figure IV.13).

The trails and pathways were designed by HGVS to enhance the network of trails and pathways that were originally planned as a part of the HGV Specific Plan and the County's Community Trails Master Plan. In particular, the Country Club Drive Trail, planned along the west side of Country Club Drive, establishes an important walkable link between HGV's Village Center, the Equestrian Ranch, HGVS, and other multi-use trails that extend further south and connect to the Del Dios Highlands Preserve and Elfin Forest Recreational Reserve. The five to six foot pathway planned by HGVS would complement this connection along the east side of Country Club Drive, from Harmony Grove Road to the southern project entry. This pathway provides connections to the trail system in HGV and links to the planned commercial/civic uses as well as the subregional and regional trail system.

In addition to the public trails/pathways, the private roads that will wind throughout HGVS are designed with four-foot wide decomposed granite or similar soft surface pedestrian trails rather than concrete sidewalks.

The multi-use trail/pathway system provides an important equestrian and pedestrian circulation framework for the project and also threads an element of landscape detail through the site that complements the open space and recreation areas. Rail fences, shade trees, and an informal landscape will add interest and variety to the multi-use trail/pathway system.

Trails will be designed in accordance with the appropriate San Diego County Trail Designation and County Design and Construction Guidelines. Fencing will be used as needed. The primitive trails (per County trail designations) identified on Figure IV.13 will have minimum tread widths so as to minimize impacts to open space resources. Public multi-use trail easements will be offered for dedication to the County while private trails will be maintained by a homeowner's association.

D. Site Design

1. Overall Site Design and Grading Concepts

HGVS has been designed to promote and preserve the unique character of the community through the sensitive siting of homes and by minimizing the impact on the land. The iconic ridgeline surrounding the valley will be preserved and development will be clustered on the site to decrease the development footprint.

Building sites have been designed to protect natural features, maximize view opportunities, optimize open space, and maintain the natural appearance of the terrain, where feasible. Homes will be discretely placed within the landform and the project's grading has been designed to fit into the existing topography. Rather than leveling the site, the post graded conditions follow the natural topography to the extent feasible (refer to the HGVS Preliminary Grading Plan for cross sections that demonstrate this). The site naturally rises and falls and the grading has been designed to reflect that pattern. In addition, onsite drainage improvements will generally mimic existing drainage patterns. The following guidelines should be referenced to ensure that future development proceeds consistent with the intent of this Specific Plan.

- Grade lots to reflect the natural topography, where feasible. Avoid sharp or abrupt grade transitions that do not appear natural.
- Minimize the amount of grading and disturbance to maintain the natural landform, to the extent feasible.
- Revegetate graded slopes with species that will provide the greatest amount of vegetation maturity in the shortest period of time. Revegetate manufactured slopes within Naturalized Open Space areas (as depicted on Figure IV.14) with native and drought tolerant species that resemble the natural landscape.
- Maintain a maximum 2:1 slope ratio for manufactured slopes, where feasible.
- Preserve significant steep slopes within permanent open space as may be feasible.
- Retain existing natural features and characteristics to the extent feasible, such as mature trees, drainage courses, sensitive biological resources, and views of the ridgelines that form the scenic backdrop of the valley.
- Design natural-appearing drainage features.
- Preserve significant views whenever possible of on-site amenities such as open space corridors and parks, as well as views of surrounding hillsides.
- Where possible, utilize Low Impact Development Best Management Practices (LID BMPs) that allow natural infiltration of stormwater to occur as close as possible to the original area of rainfall. By allowing the landscape to maintain more of its hydrological function, costly conveyance systems can be avoided and stormwater pollution can be minimized or eliminated. Possible BMPs for HGVS are:
 - Disconnected impervious surfaces;
 - Impervious surfaces designed to drain into properly designed pervious areas;
 - The use of pervious surfaces (such as permeable pavement and pavers) where appropriate;
 - Rain gardens;
 - Detention basins;

- Rain barrels and cisterns;
- Vegetated swales; and
- The discharging of roof downspouts directly into landscaped areas away from building foundations.
- Plant trees on the south and west sides of buildings where appropriate to provide shade in the summer and sun penetration in the winter, where feasible.
- Orient buildings to capitalize on opportunities for passive solar energy and to provide opportunities to utilize solar power, where feasible.
- Design a system of interconnected trails that encourage walking and bicycling within the community and provide links to adjacent destinations, such as Harmony Grove Village to the north and the Del Dios Highlands Preserve to the south.
- Create a comfortable and pleasant walking experience by planting shade trees along pathways and trails when possible.
- Utilize light colored paving materials, “cool roofs” and other measures to reduce the urban heat island effect as feasible.

E. Landscape Design

1. Overall Landscape Design Concept

A multitude of design considerations has been incorporated into the overall landscape concept plan. The primary objective of the landscape design is to provide a cohesive theme that ties HGVS to HGV. Utilizing consistent street trees and similar planting materials will provide a continuous link between HGV and HGVS, strengthening the concept that the two projects constitute one unified village. A second objective is to conserve water by employing a “Modified California Native” plant palette that reflects the natural setting and incorporates drought tolerant and native species, utilizes reclaimed water, and implements a water efficient irrigation system. The landscape plan would only utilize turf in sports fields, the dog park, and park/recreation areas. A third objective is to encourage active forms of transportation throughout the project site by enhancing the visual character of the area and providing amenities that contribute to a pleasant and comfortable walk or bike ride. A fourth objective is to reduce the threat of wildfire by incorporating adequate fuel modification zones and utilizing plant materials that reflect an inherent resistance to fire.

When selecting planting material, consideration must be given to the natural landform, coastal sage/chaparral habitats, and mature oaks and sycamores which follow water courses through the site. The landscape design concept reflects the natural setting in and around the site, referencing the boulder-strewn steep hillsides and dense riparian corridor that edges the northern project boundary. A rural paradigm is supported by using informal arrangements of plant materials in the broader community, with a more formal, tended landscape

closer to homes. Where appropriate, landscaping will be designed to optimize energy savings, providing shade to the homes in the spring and summer and allowing light in the fall and winter.

Landscape species consistent with the existing character of the area would be planted along the site perimeter, along roadways, within residential neighborhoods, and within park and recreation areas. Such landscaping would largely visually mature within 10 years, thereby screening and softening views of the development and reducing perceived massing.

2. Landscape Zones

The landscape design for HGVS is derived primarily from natural land forms and local conditions. Thus a series of landscape zones has been created which reflect on-site conditions: Valley, Hillside, Riparian, Natural/Transitional, Biological Open Space, Special Use Area, and Wastewater Treatment Area. These zones are illustrated in Figure IV.16.

a. Valley Landscape Zone

Lower elevations of HGVS – what is essentially the central valley of the project – will have a traditional landscape character and employ an eclectic selection of plant material that will be permanently irrigated. This is probably the most colorful and vibrant of the various Harmony Grove landscape zones. Notable landscape features in this area are:

Streetscapes – Streetscapes will take on the characteristics of a small scale neighborhood, offering variety and detail. Formal street tree spacing will define pedestrian circulation routes along roadways and provide shade. Carefully selected plant species will minimize water consumption in the landscape. Stabilized decomposed granite will generally be used for trails interior to the project site.

Country Club Drive – The character of this roadway will reflect the rural history of the site. Consistent with Harmony Grove Village, the portion of Country Club Drive that traverses the project site will be comprised of rows of California Pepper interrupted occasionally with informal groups of Oak, Sycamore, and Brisbane Box. Details such as wood rail fences and low stone walls will reinforce the rural theme. In addition to stabilized decomposed granite pathway on the eastern side of the road, the west side of this roadway ultimately will accommodate a 10-foot decomposed granite multi-use trail.

Community Gardens – Recreational community gardens that will allow residents to grow edible fruits and vegetables may be located along the southwestern edge of this zone adjacent to the reconstructed drainage.

b. Hillside Landscape Zone

The Hillside Landscape Zone includes the hillsides that surround the valley. Landscaping within this area will be informal and include groves of predominantly tall, open trees, clumps of native shrubs, and possible agricultural landscape features such as orchards of fruit trees. Trees near homes will be selected and sited to provide shade and scale while framing views to the valley. The eastern and southern edges will transition to scrub communities. An informal arrangement of plant materials will contribute to the overall character. For fire protection this area requires permanent irrigation.

c. Riparian Landscape Zone

Restored water courses which traverse the site may be used to support riparian habitat. Because of its density and height (with accompanying related visual shielding properties), this landscape type may also be used along the western Project boundary. This habitat is characterized by large oak, sycamore, and poplar trees that will create a major visual amenity for the community. For fire protection, this area will be permanently irrigated.

d. Natural/Transitional Landscape Zone

Large open areas that typically lie at the perimeter of the project will be used to transition from the HGVS Valley and Hillside landscape zones plant palettes to native vegetation. Transitional areas would contain lower growing trees that are native or indigenous and blend with natural or more ornamental landscapes. Native landscape vegetation within this zone primarily would be grasses and coastal sage or chaparral habitat plants. To a more limited extent, some of the transitions also occur within internal project areas, and not merely at the project edges. As part of this program, an assessment of on-site trees for retention will be made and steps taken, as appropriate, to encourage their continued survival. While low water use plant materials will be employed, some of these transition areas will require irrigation on a temporary or permanent basis for fire safety purposes.

e. Biological Open Space (BOS) Landscape Zone

Biological Open Space includes the area and in the south, a large southern mixed chaparral area, and a stand of mature oaks. These areas will remain largely undisturbed and unaffected by grading or development.

f. Special Use Area Landscape Zone

The Special Use Areas contain an informal and eclectic mix of tree forms, shrubs, and ground cover, including agricultural landscape features to provide a rich setting and backdrop for ongoing functions. This area includes private

recreation and limited commercial uses. It contains remnants of a stone fireplace that may be restored or rebuilt. Planting will reflect the more historic character of the uses here.

3. Specialized Landscaping

a. Commercial/Civic Use Area

This area may include a clubhouse building with limited commercial uses open to the public, and limited overnight guest accommodations as well as outdoor recreation facilities. Some remnants of a farmhouse remain including ruins of a stone fireplace and an eclectic mix of landscape material, including agricultural landscape features and community gardens. The old fireplace may be relocated and restored and the landscape will reflect the eclectic mix of the farmhouse landscape.

b. Residential Sites

While there are a range of housing types and sizes within HGVS, all of their architecture falls within a rural vocabulary. The landscape architecture will support this rural paradigm by using informal arrangements of plant materials in the broader community, with a more formal, tended landscape closer to the homes. The common area for any clustered residences will employ a low water use, native/naturalized palette of plant materials. Trees will be located so as to provide shade for structures and outdoor species in the spring and summer months, while allowing sun in the fall and winter months.

c. Wastewater Treatment Facility

Landscape will be the screening element for the proposed Wastewater Treatment Facility. Trees such as Brisbane box will be used in combination with native shrubs. An informal arrangement will provide visual buffering of the facilities while also blending with the character of the overall HGVS landscape.

4. Irrigation

The landscape concept incorporates a “Modified California Native” plant palette that maximizes drought tolerant and native species, and implements a water efficient irrigation system using reclaimed water. Reclaimed water will be produced for irrigation of parks, parkways, manufactured slope areas, and other common area landscaping. Potable water may be used initially with reclaimed water being phased in over time as the community and the population grows. Because of the serious long-term need for water conservation, both the technology and the regulations governing water use and irrigation have been evolving rapidly and need to be incorporated into the design. Individual lots

will also be subject to these restrictions. For detailed requirements refer to the County of San Diego's Water Efficient Landscape Design Manual, the County of San Diego's Water Conservation in Landscaping Ordinance, and the State of California's Model Water Efficient Landscape Ordinance (MWELo).

5. Fire Protection Landscape Requirements

A Fire Protection Plan for HGVS has been prepared and accepted by the Rancho Santa Fe Fire Protection District and the County of San Diego. The Plan provides detailed fire protection standards for the development of the HGVS Specific Plan area. The following summarizes the requirements specific to the landscape plan. Refer to the Fire Protection Plan for HGVS for additional requirements.

a. Fuel Modification Zone

A fuel modification zone (FMZ) is an important component of a fire protection system for the project site. The perimeter of the project will include varying FMZ widths. Structures will be a minimum of 100 feet from wildland fuels for all lots and some lots will include nearly 200 feet of FMZ. The standard 100 foot buffer includes a minimum of 75 feet of irrigated Zone 1 (which exceeds County standards) and a minimum of 25 feet of thinned Zone 2 (refer to Figure IV.17). The interior of the project will include an irrigated landscape that excludes the intermingling of native fuels. Individual lot owners will be subject to strict limitations, prohibiting owners from erecting combustible structures within these FMZs.

b. Landscape Free Area

A one to three foot wide landscape free area is required adjacent to stucco building structures' foundations to prevent flame impingement under the stucco along the weep screed and help prevent ember penetration into the structure stucco walls.

c. Fire District Review of Landscape Plan and Annual Inspections

The HGVS landscape plan is required to be reviewed by the RSFFPD, who employs an urban forester/inspector to review these plans. In addition, implementation of a landscape maintenance plan is required that includes RSFFPD annual inspections. The annual inspections are required to ensure that the entire site landscaping (excluding private yards) is maintained to the strict RSFFPD standards and requirements, as summarized in the project's Fire Protection Plan.

6. Landscape Palette

Typical Valley Landscape Zone Palette

- **Primary Theme Streetscape (Country Club Drive)** – The primary streetscape tree is the California Pepper. It is to be planted in formal rows, occasionally interrupted with small groves of Oak, Sycamore, and Brisbane box. Acceptable species and container sizes include but are not limited to:

Shinus molle	California Pepper	24" - 36" box
Quercus Species	Oak	36" - 48" box
Platanus racemosa	California Sycamore	36" - 48" box
Tristania conferta	Brisbane Box	24" - 36" box

- **Internal Village Landscape and Streetscape** – Within HGVS, the internal landscape is to be planted with small to medium size specimens and canopy trees, primarily broadleaf evergreen in informal clusters in areas around buildings and in more formal rows along streets. Acceptable species and container sizes include but are not limited to:

Agonis flexuosa	Peppermint Tree	24" - 36" box
Arbutus unedo	Strawberry Tree	24" - 36" box
Cinnamomum camphora	Camphor Tree	36" - 48" box
Fraxinus angustifolia 'Raywood'	Ash	24" - 36" box
Lagerstroemia species	Crape Myrtle	24" - 36" box
Liquidambar styraciflua 'Festival'	American Sweetgum	36" - 48" box
Magnolia grandiflora 'Majestic Beauty'	Southern Magnolia	36" - 48" box
Quercus virginiana	Southern Live Oak	36" - 48" box
Tristania conferta	Brisbane Box	24" - 36" box

Typical Hillside Landscape Zone Palette

Planting is to be done in informal groves with Brisbane box and evergreen canopy trees. Agricultural features such as fruit tree orchards may also be included. Acceptable species and container sizes include but are not limited to:

Geijera parviflora	Australian Willow	24" - 36" box
Platanus racemosa	California Sycamore	24" - 36" box
Quercus agrifolia	Coast Live Oak	24" - 36" box
Rhus lancea	African Sumac	15 gal-24" box
Sambucus mexicana	Blue Elderberry	15 gal-24" box
Tristania conferta	Brisbane Box	24" - 36" box
Quercus virginia	Southern Live Oak	36" - 48" box
Malmosa laurina	Laurel Sumac	15 gal-24" box

Heteromeles arbutifolia	Toyon	15 gal-24" box
Rhus integrifolia	Lemonade Berry	15 gal-24" box
Vitis variety	Grape	15 gal
Citrus variety	Lemon, Lime, Orange	24" - 36" box
Punica granatum variety	Pomegranate	24" - 36" box

Typical Riparian Landscape Zone Palette

Mostly newly-planted drainage and detention areas contain sycamore, oaks, poplars, other appropriate small trees, shrubs and groundcovers. Acceptable species and container sizes include but are not limited to:

Alnus rhombifolia	White Alder	15 gal-24" box
Laurus nobilis	Sweet Bay	24" box
Platanus racemosa	California Sycamore	24" - 36" box
Populus fremontii	Western Cottonwood	15 gal-24" box
Quercus agrifolia	Coast Live Oak	24" - 36" box
Salix species	Willow	15 gal
Sambucus mexicana	Blue Elderberry	15 gal-24" box

Typical Natural/Transitional Landscape Zone Palette

- **Transition Planting Zones** – Generally, these are plantings with lower growing trees that are native or indigenous and blend with natural or more ornamental landscapes. Acceptable species and container sizes include but are not limited to:

Heteromeles arbutifolia	Toyon	15 gal-24" box
Malosma laurina	Laurel Sumac	15 gal-24" box
Quercus species	Oak	15 gal-24" box
Rhus integrifolia	Lemonade Berry	15 gal-24" box

- **Native Landscape** – Vegetation in these areas are primarily grasses and Coastal Sage Chaparral habitat.

Special Use Area Landscape Zone Palette

- **Commercial/Civic Use Area** – The Special Use Areas contain an informal and eclectic mix of treeforms, shrubs, and ground cover, including agricultural landscape features to provide a rich setting and backdrop for ongoing functions. Acceptable species and container sizes include but are not limited to:

Schinus molle	California Pepper	24" - 36" box
Ginkgo biloba (male trees)	Maidenhair Tree	24" - 36" box

Magnolia grandiflora	Southern Magnolia	36" - 48" box
Quercus suber	Cork Oak	36" - 48" box
Vitis variety	Grape	15 gal
Citrus variety	Lemon, Lime, Orange	24" - 36" box
Punica granatum variety	Pomegranate	24" - 36" box

Wastewater Treatment Landscape Zone Palette

To help promote a proper context with the possible wastewater treatment uses, a screening landscape will be planted in informal clusters using both trees and large shrubs. Trees such as Brisbane box will be used in combination with native shrubs. An informal arrangement will provide buffering of the facilities while also blending with the character of the overall HGVS landscape. Acceptable species and container sizes include but are not limited to:

Tristania conferta	Brisbane Box	24" - 36" box
Platanus racemosa	California Sycamore	24" - 36" box
Heteromeles arbutifolia	Toyon	15 gal-24" box
Malosma laurina	Laurel Sumac	15 gal-24" box

Shrubs, Vines, and Groundcover

Acceptable species and container sizes for interior slopes in any of the landscape zones include, but are not limited to:

Shrubs 3' to 8' - Evergreen, Slope Control

Agave attenuata	Foxtail Agave	5 gal
Aloe striata	Coral Aloe	1 gal
Cistus x canescens	Rock Rose	1 gal
Cistus ladanifer maculatus	Brown-Eyed Rock Rose	1 gal
Heteromeles arbutifolia	Toyon	5 gal
Leptospermum scoparium	Ruby Glow New	
'Ruby Glow'	Zealand Tea Tree	5 gal
Rhus ovata	Sugar Bush	5 gal
Rhaphiolepis indica	Ballerina Indian	
'Ballerina'	Hawthorne	1 gal
Rosemarinus officinalis		
'Tuscan Blue'	Tusan Blue Rosemary	1 gal
Salvia leucantha	Mexican Sage	1 gal
Salvia mellifera	Black Sage	1 gal

Groundcover – Evergreen, Slope Erosion Control

This container size applies to all of the following species:
50% 1 gal and 50% flat at 36” on center (O.C.).

Baccharis Pilularis ‘Twin Peaks’	Dwarf Coyote Bush
Ceanothus griseus horiz. Yankee pt.	Yantee Point Ceanothus
Myoporum parvifolium	Prostrate Myoporum
Rosemarinus officinalis	
‘Huntington Carpet’	Huntington Carpet

Acceptable species and container sizes for exterior slopes in any of the landscape zones include, but are not limited to:

Artemisia palmeri	San Diego Sagewort	1 gal
Baccharis pilularis		
‘Twin Peaks’	Dwarf Coyote Bush	1 gal
Comarostaphylis		
diversifolia ssp.	Summer Holly	1 gal
Ceanothus verrucosus	Wart-Stemmed Ceanothus	1 gal
Encelia californica	Coast Sunflower	1 gal
Eriophyllum confertiflorum	Golden Yarrow	1 gal
Eschscholzia californica	California Poppy	1 gal
Hazardia squarrosa	Yellow Squirrel Cover	1 gal
Heteromeles arbutifolia	Toyon	5 gal
Lotus scoparius	Deer Weed	1 gal
Malosma laurina	Lauren Sumac	5 gal
Mimulus aurantiacus		
Puniceus	Red Monkey Flower	1 gal
Nemophila menziesii	Baby Blue Eyes	1 gal
Rhus integrifolia	Lemonade Berry	5 gal

Acceptable species and container sizes for the Riparian Landscape Zone and detention slopes include, but are not limited to:

Artemisia palmeri	San Diego Sagewort	1 gal
Carex spissa	San Diego Sedge	1 gal
Iva hayasiana	San Diego Marsh Elder	1 gal
Juncus acutus	Spiny Rush	1 gal
Mimulus guttatus	Golden Monkey Flower	1 gal

Biological Open Space (BOS) Zone Palette

Biological open space includes the Escondido Creek area (offsite) and the large biological open space to the south which consists of southern mixed chaparral

and a stand of mature California live oaks. These areas will remain largely undisturbed. Where restoration is needed (associated with Escondido Creek), native plant species will be used to match the existing vegetation. Temporary impact areas that would be restored to Diegan coastal sage scrub would also be included within the biological open space.

F. Architectural Design

1. Overall Architectural Design Concept

The overall architectural design concept for HGVS is to be consistent with, and complement HGV, yet establish an identity that is unique to the project. Whereas the architectural theme for Harmony Grove Village is based on the Western Farmhouse/Cottage architecture tradition, the theme for HGVS is based on the Western Farm Village architecture tradition. This theme includes Western Farmhouse/Cottage as well as other farm building references such as the Granary, Barn, and Mill. This style is inspired by homesteads, cottages, and farm elements of the late 19th and early 20th centuries where over the years buildings may have been modified or repurposed to accommodate a change in use. This



theme supports a rural, utilitarian style that reflects both historical and current uses of the site and surrounding area; specifically the agricultural and rural ranch and equestrian traditions. The Western Farm Village style emphasizes function and utility, relying minimally on stylistic effects to define its character. It employs ornamentation that is primarily functional rather than merely decorative, such as porches or bay windows adorning the fronts of houses.

Utilizing a slightly broader architectural vernacular provides a more organic feel to the community. It allows Harmony Grove to retain its semi-rural and rural character, yet adds interest by permitting other building types that contribute to the sense that the community has evolved over time. Larger buildings, such as those that reflect granaries or mills, also allow for a wider range of housing types. Multi-family housing units are framed within these farm-like structures. Employing this building language, with the clustered building sites set in a landform of gentle, low elevation will yield an organic community expression reflecting the deep heritage that is Harmony Grove.



The County of San Diego encourages new developments within village settings to provide housing opportunities for a range of household incomes by offering both a variety of housing types, ranging from multi-family to single-family, and a variety of lot sizes. Accommodating a mix of housing types contributes to a more sustainable community by embracing diversity and providing more choices.

2. Architectural Design Guidelines

a. Characteristics of Western Farm Village Architecture

The Western Farm Village Architecture style contributes to the semi-rural and rural character and history of the area. It is compatible with the Western Farmhouse/Cottage architectural style utilized by the adjacent Harmony Grove Village development, similar to how the homes of a small town are compatible with the encompassing architectural fabric that includes small scale commercial and agricultural structures. Typical design characteristics of the Western Farm Village Architecture style are encouraged, including:

- Roof forms that are indicative of traditional farmhouse architecture with porches, dormers, and simple roof shapes along with a combination of pitched roofs and flat parapet roofs historically inherent to commercial and agricultural building design. Varied roof pitches within each home ranging from 2:12 to 12:12 are encouraged to create interesting roof lines and encourage the look of a home built over time.



- Roof materials that are visually ‘in scale’ with the size of the home. Thin profile roof materials such as asphalt shingles and corrugated or standing seam metal roofs are encouraged. Mixing roof materials on one home is appropriate (for example, using asphalt shingles on steeper pitches of main roof and metal roof on the shallow pitches over a porch or entry).

- Windows and doors that are sized and positioned proportionately within the elevations on which they are applied. Regarding agricultural/commercial style buildings, windows and doors are to be positioned with respect to the original use of the building. Interior dwelling units will be designed to work within the existing fenestration patterns congruent with an adaptive re-use of an old building.



- Private spaces such as shaded porches and courtyards that contribute to the quality of the public realm.
- Exposed beams and rafters.
- Decorative shutters at windows for Farmhouse style homes and minimal detailing around windows and doors for repurposed agricultural/commercial style buildings.
- A variety of exterior materials that provide visual diversity and are purposely placed to convey buildings constructed in stages over time. These exterior materials include stone, masonry, painted or stained horizontal and vertical wood siding, stucco, and metal.



- Simple column and railing detailing along porches and fences.
- Agricultural/commercial structures, such as the granary or mill style buildings, which look authentic to their original use upon which they have been repurposed as residential structures.

b. Building Form, Mass, and Scale

Architectural elements should be used to reduce the apparent size, bulk, and scale of proposed buildings and create an interesting and aesthetically pleasing environment. The apparent mass of a building may be reduced through implementation of some or all of the following techniques:



- Utilizing vertical and horizontal elements to break up building facades.
- Incorporating variations in the roofline including the use of gables, overhangs, and other pop-outs.
- Reducing the presence of garage doors from the street scene by locating them on alleys, in cluster courtyards, etc.
- Enhancing garage doors with ornamental elements such as decorative hardware, window insets, paneling, and trim that are compatible with the architectural style of the house.
- Varying the height of building segments. The homes commonly incorporate 1½ story massing with dormers to create memorable second floor interior spaces and charming exterior elevations.
- Staggering setbacks.
- Incorporating projections and recesses that provide shadow and relief.
- Providing adequate articulation on corner lot buildings to address the visibility of these structures from adjacent roadways.
- Utilizing exterior colors that complement architectural details. The majority of structures should be monochromatic and respectful to the surrounding topography. From a distance, the village should feel reflective of and complementary to its strong relationship with the land. The use of contrasting colors used as accents in areas such as trim, shutters, and



architectural elements can provide visual interest by adding “spice” and “character” to an otherwise quiet color palette.

- Utilizing dark roofs (brown, gray) of varying shades rather than lighter colors or red tile.
- Screening rooftop equipment from view of adjacent roads, properties, and pedestrian areas or, where shielding of routine roof equipment may not be possible, organizing such equipment in an orderly, uncluttered fashion and painting it to match the roof color.
- Providing overhead structures at entries, such as porches, trellises, or pergolas.
- Using contrasting materials where appropriate to the architectural style, such as stone, brick, and masonry accents that appear as if they have been locally quarried of native earth. Such features will “ground” the buildings into the hillside setting, giving them a sense of permanence.

c. Residential Designs/Program Schematics

The residential zoning designations discussed in Section IV permit both single-family and multi-family residential uses, as conceptually described below. Any of the following five housing types can be selected for use anywhere within the Village Residential zone provided that there is no increase in the total number of units allowed within the Specific Plan and the home types are sited in a manner sensitive to surrounding semi-rural and rural uses pursuant to Policy 3.4 of this Specific Plan. Within the Semi-Rural Residential zone, only the Cottage, Bungalow, and Harmony Court housing types are permitted.

This section establishes an overall design vision for HGVS. It is not meant to be overly restrictive but rather provides design fundamentals that may be considered in any design and may be creatively applied in a wide range of design solutions. Ultimate execution of design proposals may vary given the context of building configurations, the architectural expression of the building, the overall village identity and character and the identity and character of the surrounding uses. These descriptions are intended to provide general information regarding the typical range of building heights, setbacks, and square footages of each housing type.

i. Cottage

The Cottages strongly express a rustic orientation and are rows of detached and/or duplex-style single-family homes with garages that are accessed off of alleys (“lanes”). In the middle of each row of Cottages is a pedestrian pathway (paseo) with stairs that lead down to the adjacent cul-de-sac. Typically cottages are two stories from the front elevation; however, a third story element is permitted to add interest. The front elevations of these homes are encouraged to reflect 1 ½ story scale buildings² with varied roof pitches. Cottages incorporating third story elements are limited to 35 feet in height. Two car garages are accessed from a rear-loaded alley that eliminates the presence of garages along the main private drive arrival experience; the garages can be proximate to bonus space at this level of the homes. Along these alleys, building elevations can



range from approximately 35 to 45 feet and rear setbacks range from 0 to 10 feet. Internal setbacks may vary between 0 and 15 feet. Street yard setbacks may vary between 0 and 25 feet. Dwelling units may range in size from approximately 1,500 to 2,500 square feet. The image above is a conceptual rendering of the Cottage homes; actual design is allowed to vary as long as the overall design intent is achieved. If located within the Semi-Rural zone, Cottages would be designed with an at-grade garage. A typical plotting schematic is provided in Figure IV.18 for illustration purposes only; ultimate execution is allowed to vary given the specific circumstances and context of the actual design details, as long as the overall design intent is achieved.

² 1 ½ story scale buildings typically use specific second story interior space heights (5' to 8') to encourage more varied street scene diversity and character.

ii. Bungalow

The Bungalows consist of four clustered single-family detached or attached homes situated around a single private driveway. Two story homes are encouraged to reflect 1 ½ scale buildings with varied roof pitches. One third-story element (with a maximum height of 35 feet) within each cluster may be included to provide visual interest. Bungalows may have flexible side yards that can form courtyards and outdoor living spaces. Where sited on a slope, these homes would be permitted to build limited walls out over the adjacent land elevation to better utilize outdoor living space. Distances between detached homes within each cluster may vary from approximately 10 to 30 feet. Each cluster must be separated by an open landscaped area measuring an average of at least 15 feet. Dwelling units may range in size from approximately 1,800 to 2,800 square feet. A typical plotting schematic is provided in Figure IV.19 for illustration purposes only; ultimate execution is allowed to vary given the specific circumstances and context of the actual design details as long as the overall design intent is achieved.

iii. Harmony Court

The Harmony Courts also consists of four single-family detached or attached structures organized in a group of four, but the homes are slightly larger than the Bungalows. Each home would include an attached two-car garage and would share an entrance from a private driveway/courtyard. Two story homes are encouraged to reflect 1 ½ story scale buildings with varied roof pitches. One third-story element (with a maximum height of 35 feet) within each cluster may be included to provide visual interest. Where sited on a slope, these homes would be permitted to build limited walls out over the adjacent land elevation to better utilize outdoor living space. Distances between detached homes within each cluster may vary from approximately 10 to 30 feet. Each cluster must be separated by an open landscaped area measuring an average of at least 15 feet. Dwelling units may range in size from approximately 2,000 to 3,000 square feet. A typical plotting schematic is provided in Figure IV.20 for illustration purposes only; ultimate execution is allowed to vary given the specific circumstances and context of the actual design details, as long as the overall design intent is achieved.

iv. Farmhouse

Farmhouses are multi-family buildings. Each building consists of five dwelling units. To complement the countryside setting, these buildings have been designed to appear as large single-family residences rather than conventional single family attached forms. Farmhouses range from three to four stories in height with a maximum height of 42 feet. Non-habitable architectural projections (such as a chimney) may extend up to 4 feet above

the highest roof elevation. Such non-inhabitable roofline elements shall not exceed 5% of a structure's roofline. Distances between buildings within each cluster may vary from approximately 15 to 40 feet. Each cluster must be separated by an open landscaped area measuring an average of at least 15 feet. Individual dwelling units within a Farmhouse may range from approximately 800 to 2,000 square feet. A smaller studio may be provided on the ground floor with larger townhomes on the upper floors. A typical plotting schematic is provided in Figure IV.21 for illustration purposes only; ultimate execution is allowed to vary given the specific circumstances and context of the actual design details as long as the overall design intent is achieved.

v. Granary

Granary buildings are structures that have been designed to appear as historic farm buildings that have been added on to and repurposed from their original use to accommodate residential lofts. Each Granary building contains up to 15 homes. The Granary buildings incorporate single-level homes within buildings that typically may portray two and three story elements. Parking is provided in a partially underground space. A court is located in the middle of each Granary building that is open to the sky on each floor. A large roof top entertainment space is provided on the third level. In keeping with an "agribusiness" structure scale, maximum overall structure height is 45 feet. This housing type is not limited to a literal "granary" elevation expression. It may take on characteristics of an old schoolhouse, inn, mill, or other "re-purposed" community-building use that is found within a village reflecting a rural, agricultural heritage. Architectural expressions such as gables, spires, outlooks, steeples, chimneys, and similar non-habitable building projections may extend up to 8 feet above the highest roof elevation. Such non-inhabitable roofline elements shall not exceed 5% of a structure's roofline. Each building must be separated by an open landscaped area measuring an average of at least 15 feet. Individual dwelling units within a Granary may range from approximately 1,000 to 2,500 square feet. A typical plotting schematic is provided in Figure IV.22 for illustration purposes only; ultimate execution is allowed to vary given the specific circumstances and context of the actual design details vary as long as the overall design intent is achieved.

Conceptual elevation drawings of each of these five home types are provided in Figures IV.23 and IV.24 for illustrative purposes only; ultimate execution is allowed to vary given the specific circumstances and context of the design details as long as the overall design intent is achieved.

d. Commercial/Civic Design

Consistent with the rustic architectural design concept, a Center House will be built within the Commercial/Civic zone that will include civic uses such as a clubhouse, limited overnight accommodations or recreational center. The zone will also contain a component for commercial uses, such as limited food and beverage services that will be open to the public and located within the Center House. The Center House building square footage will be approximately 5,000 square feet, of which a minimum of 1,500 square feet must be made available for a commercial use that is open to the public. The maximum building height is two stories and 35 feet (including architectural projections). The Center House parking area could include one or more electric car re-charging stations. In addition, a hitching post may be located at this site to accommodate visitors travelling on horseback.

Exterior recreational facilities at the Center House may include a pool, spa, event lawn, family barbeque areas, and gazebo. In addition, the existing on-site remnant fireplace may be rebuilt and located in this area as a way to honor the heritage of the site. Below is a conceptual schematic of the Center House. Ultimate execution is allowed to vary given the specific circumstances and context of the design details as long as the overall design intent is achieved.



e. Signage

Consistent with the existing character of Harmony Grove Village, signage will be quiet and understated. Natural materials will be used in the design of the

community signage. The goal of the signage program will be that of creating a sense of discovery. Rather than being a large scale, monumental community element, the signage of HGVS will be integrated within the imagery of rural landscape. A comprehensive sign package shall be developed and submitted to PDS as part of the Site Plan application. See Figure IV.25 Potential Signage Locations.

i. General Guidelines

- Consistent with the existing character of Harmony Grove Village, signage shall be quiet and understated. Natural materials will be used in the design of community signage in addition to other materials as appropriate.
- Signage should be carefully integrated with the site and building design to create a unified appearance for the total development.
- Sign posts and other structural elements should be made of wood or metal with a white, earth tone, black, or natural stain finish. Reflective or bright colors shall be avoided.
- A hierarchy of project identity signage should be established to mark the site.
- Wayfinding and informational signage should be located at intersections and decision points so as to generate the fewest number of signs.
- Building address signs shall be clearly visible.

ii. Project Identification Signage

- Project identification signage should be discretely placed within low walls or pilaster landscape elements.
- Secondary project identification signage should be similar to the primary project identification, but smaller in scale.
- Project identification signage may incorporate small scale landscape up-lighting and will not include internally lighted letters.
- Park identification signage would be designed pursuant to the Department of Parks and recreation signage standards and would be subject to review and approval of the Director of Parks and Recreation (DPR).

iii. Commercial/Civic Signage

- Recommended sign types for the commercial/civic use include a monument sign, awning valance or canopy signs, hanging signs, projecting signs, wall signs, single pole hanging signs, and window signs no larger than 25% of the window on or behind which it is displayed.
- Prohibited signs include rooftop and roof mounted signs, neon signs, internally illuminated plastic signs, and back lit signs that appear to be internally illuminated.
- Letter and symbol height should be limited to a maximum of 10 inches.
- For the community/commercial building, the total sign area is limited to one square foot of sign area per linear foot of building length along Private Drive A and Private Drive J, up to a maximum of 90 square feet.
- If the building houses multiple tenants, one additional building directory sign not exceeding 10 square feet in size may be allowed at each public entrance.
- The building may be designed to include ghost signs (old faded signage painted on the exterior) or other sign characteristics reminiscent of the building's apparent previous use. Such decoration shall be excluded from the allowable sign area calculations and is not subject to the maximum letter height limitations.
- In addition to the permitted sign area for the commercial/civic use building, historical interpretive signage may be established within the civic center park area.

iv. Residential Signage

- The maximum size of residential directory signage is limited to 25 square feet.

f. Lighting

Street lighting fixtures will also be consistent with those used as Harmony Grove Village. Lighting will be minimal and understated consistent with the semi-rural and rural character of the area. Themed streetlight fixtures with shielded down lights will be used at intersections only and at one location at the Center House in the parking area. Intersections will receive taller, higher intensity light fixtures (15 to 20 feet tall) than the interior drives (10 to 15 feet tall) (refer to Figure IV.26). Rural standards for street lighting will be followed and the Dark Sky Ordinance will be observed. No lighting shall blink, flash, or be of unusually high intensity or brightness. Full cut off light fixtures and glare louvers should be utilized to ensure that light rays are projected downward and light spillage onto adjacent open space or off-site areas does not occur. The

primary objective of street and common area lighting within the Specific Plan is to complement the feeling of the area and maintain a human scale.

Additional lights will illuminate vertical planes such as signs and walls, or highlight trees and other features. Up-lights must be turned off between 11:00 p.m. and sunrise. All lights would be equipped with glare shields and louvers. Code-required lighting at the potential wastewater treatment facility would be controlled by sensors to turn on only when needed. Such lighting shall use full cut off fixtures. Pole lights are limited to 10 to 14 feet in height and shall be shielded. A potential on-site pump station would not require lighting.

The lighting design will meet all County standards related to light pollution and safety. It is critical that the scale and material of the fixtures combine to enhance the overall theme of the project and provide a sense of authenticity. Materials may include metal, wood, composite material, and masonry.

g. Walls and Fences

A component of the landscape infrastructure will be low freestanding and retaining walls. Stone walls may be used to delineate entries and accent points and to bring detail to the common elements of the project. Additional site walls may be slumpstone masonry walls, stucco walls, wood fences, or walls designed to reflect nearby architecture. Fencing around public parks would not obscure views into the parks and should be designed consistent with Crime Prevention Through Environmental Design (CPTED) guidelines. All trash dumpsters/compactors/receptacles and mechanical equipment shall be screened (by buildings or screen walls) if they would otherwise be visible from a street or common area. Figure IV.27 identifies typical wall and fence styles, which match the styles within Harmony Grove Village.

The primary role of walls and fences is to establish a sense of place while enhancing the overall character of the development. The walls and fences that occur throughout the project are designed to provide a sense of authenticity and act as a thread of continuity. At the same time, walls and fences should provide as many opportunities for views as possible. The key design intent is to emphasize openness and to enhance community.

G. Community Services

The HGVS Specific Plan will be served by public utilities and public services which are either extensions of existing facilities or the construction of new facilities to provide the necessary capacity. These utilities and services are to be provided by agencies of the County of San Diego or existing districts.

1. Water Service

The entire 111-acre HGVS Specific Plan project area is included in the Metropolitan Water District (MWD) and San Diego County Water Authority (SDCWA). Water service to the HGVS Specific Plan will be provided by the Rincon del Diablo Municipal Water District through arrangements between HGVS and Rincon Water for the construction of water facilities and provision of water service. Rincon Water receives its water from SDCWA via five connections to the Water Authority Aqueduct.

The proposed water service for HGVS will be a system of underground waterlines within the project. All waterlines will be designed in accordance with water district standards. Figure IV.28 illustrates the conceptual water plan.

2. Sewer Service

There are three wastewater treatment system scenarios that could be used to serve the project. As referenced in the HGVS sewer study, these three options include the following: 1) utilization of the existing Harmony Grove Village Water Reclamation Facility with no additional construction, 2) construction of either a stand-alone wastewater treatment plant for the project or installation of a new package membrane bioreactor plant; or 3) construction of a facility that could be integrated with the existing Harmony Grove Village facility to maximize utilization of the existing plant. These three options are further described below.

Regardless of the option that is chosen, reclaimed water will be produced for irrigation of parks, parkways, manufactured slope areas, and other common area landscaping. Figure IV.29 illustrates the conceptual sewer and reclaimed water plan.

The sewerage system will also need to be owned by a public agency. The project is contiguous to the Harmony Grove Village project which has sewer service provided by the San Diego County Sanitation District. Annexation to this agency would be needed if they were to provide service to the project. The project is within the boundary of the Rincon del Diablo Water District and they could also own any sewer facility located on site. The agency that owns the plant could also operate the plant or they could contract out for plant operations.

a. Option 1: Utilization of the existing Water Reclamation Facility

The existing Harmony Grove Village Water Reclamation Facility could be used to service the project if, based on the measurement of actual flow rates, it is determined that the system could accommodate the flows from both the project and Harmony Grove Village. Harmony Grove Village's onsite wastewater treatment facility is located only approximately 550 feet north of the project's northern boundary at the northeast corner of Harmony Grove Road and Country

Club Drive. This existing treatment facility was originally sized to serve only Harmony Grove Village. However, the facility may possess capacity beyond that required to service only HGV and/or new technology is now available resulting in more capacity than what was originally anticipated. Under Option 1, the sizing of the existing Harmony Grove Village facility or the site upon which this facility is located, would not be increased since this option would only be utilized if it is determined that the wastewater treatment facility could accommodate both projects without any need for expansion of the facility. By utilizing the same wastewater treatment facility, the project could provide operational efficiencies by providing additional funding to support the services required for Harmony Grove Village and this project. This could result in a more cost effective manner to finance the facilities and services needed by both projects and result in savings for the rate payers of both projects. In addition, it will result in the least impact to the surrounding properties and environment.

b. Option 2: Construction of a Stand Alone Wastewater Treatment Plant

This option involves the construction of a new stand-alone on-site wastewater treatment facility. This option would not result in an increase in the size of the existing facility within Harmony Grove Village or its site. The construction of a stand-alone facility within the project would result in two wastewater facilities being located within approximately 550 feet of each other. Both facilities would perform similar functions and operate in a similar manner.

c. Option 3: Construction of a Facility Integrated with the Existing Water Reclamation Facility

A new facility could be constructed that would be integrated with the existing Harmony Grove Village facility in order to increase the efficiencies of both facilities by avoiding redundancies that would result in constructing identical facilities that would not be needed to serve the additional sewage generated by the project, such as an operations or administration building. The project would only construct those facilities that would complement the existing system in place at Harmony Grove Village and that may be needed to serve the additional sewage generated by the project. This approach could result in operational efficiencies which would benefit both Harmony Grove Village and this project by providing additional funding to support the services required for Harmony Grove Village and this project. This could result in a more cost effective manner to finance the facilities and services needed by both projects and result in savings for the rate payers of both projects. This approach would be able to utilize existing solids processing facilities on the Harmony Grove Village site, reducing the volume of solids to be delivered by truck elsewhere.

d. Financing Impacts of Sewer Service Alternatives

Under all of the above options, CFD funding could be provided if necessary to supplement other public revenue sources in order to fund the operation of the sewage treatment facilities. The CFD may also be used to finance the necessary wastewater treatment facilities required by HGVS, as well as other facilities.

3. Drainage

There are no existing storm drain facilities on the project site. A natural drainage that used to flow through the central portion of the site, which has since been disturbed by prior agricultural operations, has been recreated and incorporated into the site plan as a naturalized open space area with a meandering swale, trails and adjacent community gardens. This design is consistent with the intention of the most recent water quality regulations. This vegetated swale will carry surface drainage from adjacent slopes and units along its alignment and convey it to a proposed storm drain system. Other onsite drainage improvements consist of public and private streets, gutters, and curb inlets that tie into underground storm drain systems. A series of Integrated Management Practices will be utilized to capture, collect and treat project storm water as close to the source as practical. Figure IV.30 illustrates the conceptual drainage plan.

4. Schools

The entire HGVS Specific Plan lies within the jurisdiction of the Escondido Union School District (EUSD) serving grades K-8 and the Escondido Union High School District (ESHSD) serving grades 9-12.

All students generated by residential development within the HGVS Specific Plan will be accommodated by existing or new schools within the Escondido area.

EUSD currently operated 18 elementary school and six middle schools. Escondido Union High School District currently operates three comprehensive high schools in addition to Valley and the Escondido Community Day School. There is one independently-operated, public charter high school.

HGVS will be served by the new Bernardo School for K-5 and students in grades 6-8 will attend Bear Valley Middle School. High School students will attend San Pasqual High School. EUSD and EUHSD have issued letters of school facilities availability in conjunction with the proposed project.

EUSD and EUHSD have adopted student generation rates to estimate the number of students generated from proposed residential development, as

illustrated in Table 8, below. Development of the Harmony Grove Village Specific Plan would generate approximately 137 total students with 73 elementary and middle school students, and 64 high school students.

TABLE 8– PROJECTED STUDENT POPULATION

Dwelling Type	Number of Units	Education Level	Student Generation Rate	Number of Students
Single-Family Detached	193	Elementary School Grades K-5	0.1190	23
		Middle School Grades 6-8	0.0435	8
		High School Grades 9-12	0.1384	27
Single-Family Attached	260	Elementary School Grades K-5	0.1196	31
		Middle School Grades 6-8	0.0433	11
		High School Grades 9-12	0.1429	37
Total EUSD (Grades K-8)				73
Total EUHSD (Grades 9-12)				64

The EUSD and the EUHSD will levy developer fees in accordance with Government Code Section 53080 and/or Section 65790 prior to the issuance of building permits to assist with the impact that the HGVS Specific Plan will have on the schools.

5. Law Enforcement

The entire 111-acre HGVS Specific Plan lies within San Diego County Sheriff’s master beat number 367, which is serviced from the San Marcos Sheriff’s Station located at 182 Santar Place in San Marcos. The station is approximately 4.5 miles from the project. The Law Enforcement Services information provided to the Project by the San Marcos Command states that physical facilities are adequate and that no new staff would be required to serve the Project.

6. Fire Service

The RSFFPD is currently responsible for providing emergency services to the project. The RSFFPD submitted an application to the Local Area Formation Committee (LAFCO) to expand its jurisdiction to cover the project area. The application has been ratified by LAFCO and RSFFPD has received final approval from the State of California. A temporary fire station is currently

provided at the permanent station site which is located in Harmony Grove Village. The permanent station will be constructed based on existing agreements and project participation in the area's CFD. Emergency ambulance service for CSA 17 is outsourced to a private vendor. The proposed new Harmony Grove Village Station is less than 1.3 miles to every structure proposed on the HGVS site and the engine can respond within three minutes travel time, which is within the County's General Plan response travel time standard of 5 minutes.

A Fire Protection Plan for HGVS has also been prepared and accepted by RSFFPD and County of San Diego. The plan provides detailed fire protection standards for the development of the HGVS Specific Plan area. In particular, the access, parking and other enhanced measures described in the Fire Protection Plan have been incorporated in the design of the HGVS project. HGVS will also comply with the fuel management zone requirements of the Fire Protection Plan. Fire resistant landscaping and ignition-resistant construction standards will be used for the Project. (Refer to the Fire Protection Plan for details.) However, it is anticipated that minor changes that do not affect the project's safety measures may be made to the Fire Protection Plan from time to time that will not require an amendment to this Specific Plan.

7. Power and Gas

San Diego Gas and Electric (SDG&E) provides both gas and electric service to the HGVS Specific Plan area. SDG&E has anticipated growth within the area and adequate gas and electric facilities can be made available to serve the proposed development. In addition, homes will be equipped with solar panels or will include roof anchors and pre-wiring to allow for the installation of solar panels where appropriate and feasible.

8. Parks and Recreation

To fulfill the requirements of the Parkland Dedication Ordinance (PLDO), HGVS proposes approximately 1.8 acres of public parks and 2.2 acres of private parks within the project site which may qualify for partial credit. The remaining requirement will be satisfied through the payment of in lieu fees. In addition to active parkland, the project proposes approximately 71 acres of other open space, which includes a restored drainage with hiking trails, common area landscaping, biological open space areas, steep slopes, and primitive trails.

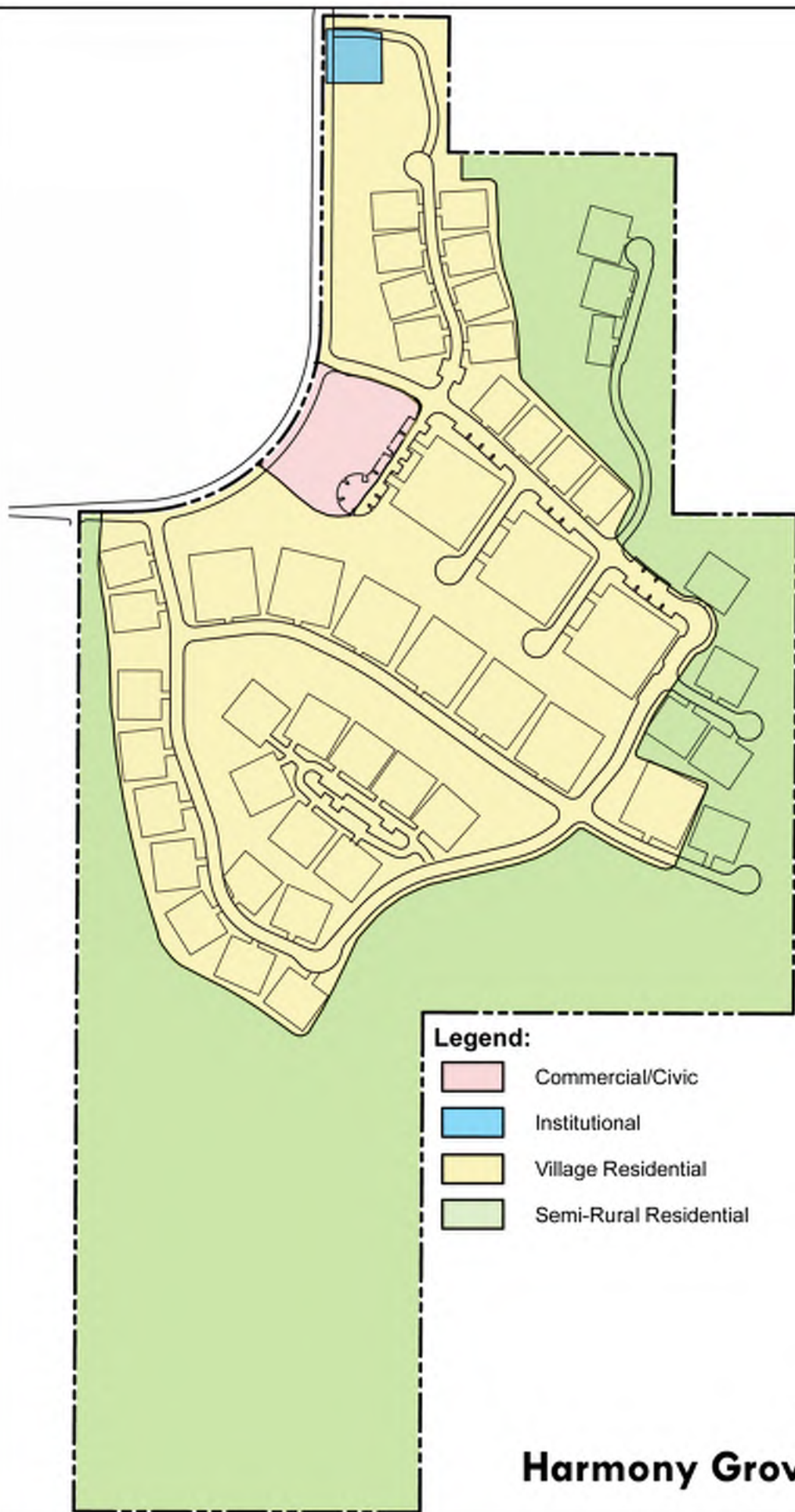


Figure IV.1
Specific Plan Zoning Map

Harmony Grove Village South



No Scale



Legend:



Special Setback Lots

Figure IV.2
Lots Subject to Special Setbacks

Harmony Grove Village South



Legend:



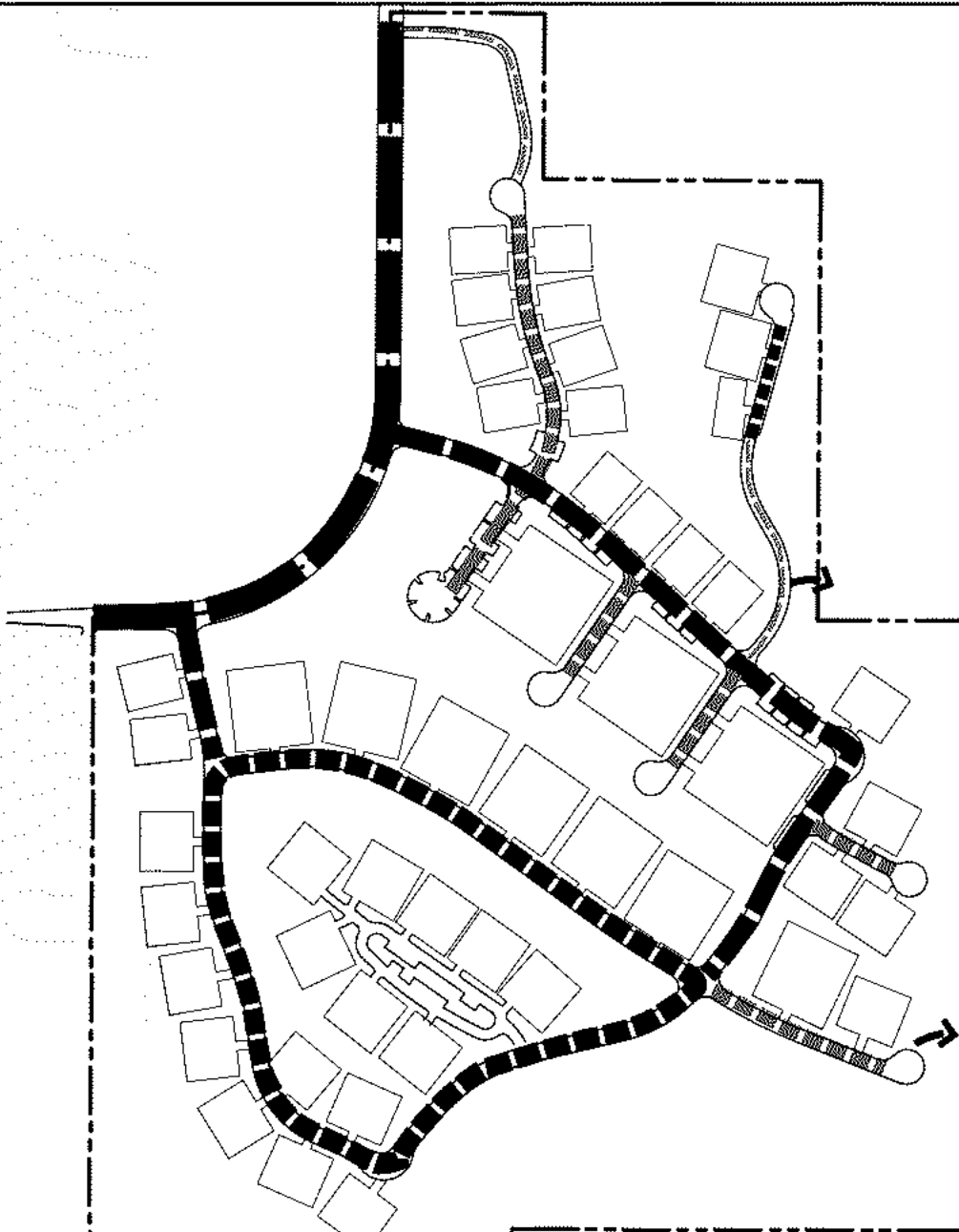
-  Head In Parking
-  Parallel Parking

Figure IV.3
Visitor Parking Plan

Harmony Grove Village South



Legend:









-  Public Enhanced Residential Collector
-  3 Lane Residential Private Drive
(Head In and Parallel Parking)
-  2 Lane Residential Private Drive
(Head In Parking / With Trails)
-  2 Lane Residential Private Drive
(Parking On Both Sides / With Trails)
-  2 Lane Residential Private Drive
(Parking On 1 Side / With Trails)
-  2 Lane Residential Private Drive
(Parking On 1 Side / Trail On 1 Side)
-  2 Lane Private Drive
(No Parking / No Trails)
-  Connection To Offsite Residences

Figure IV.4

Circulation Plan

Harmony Grove Village South

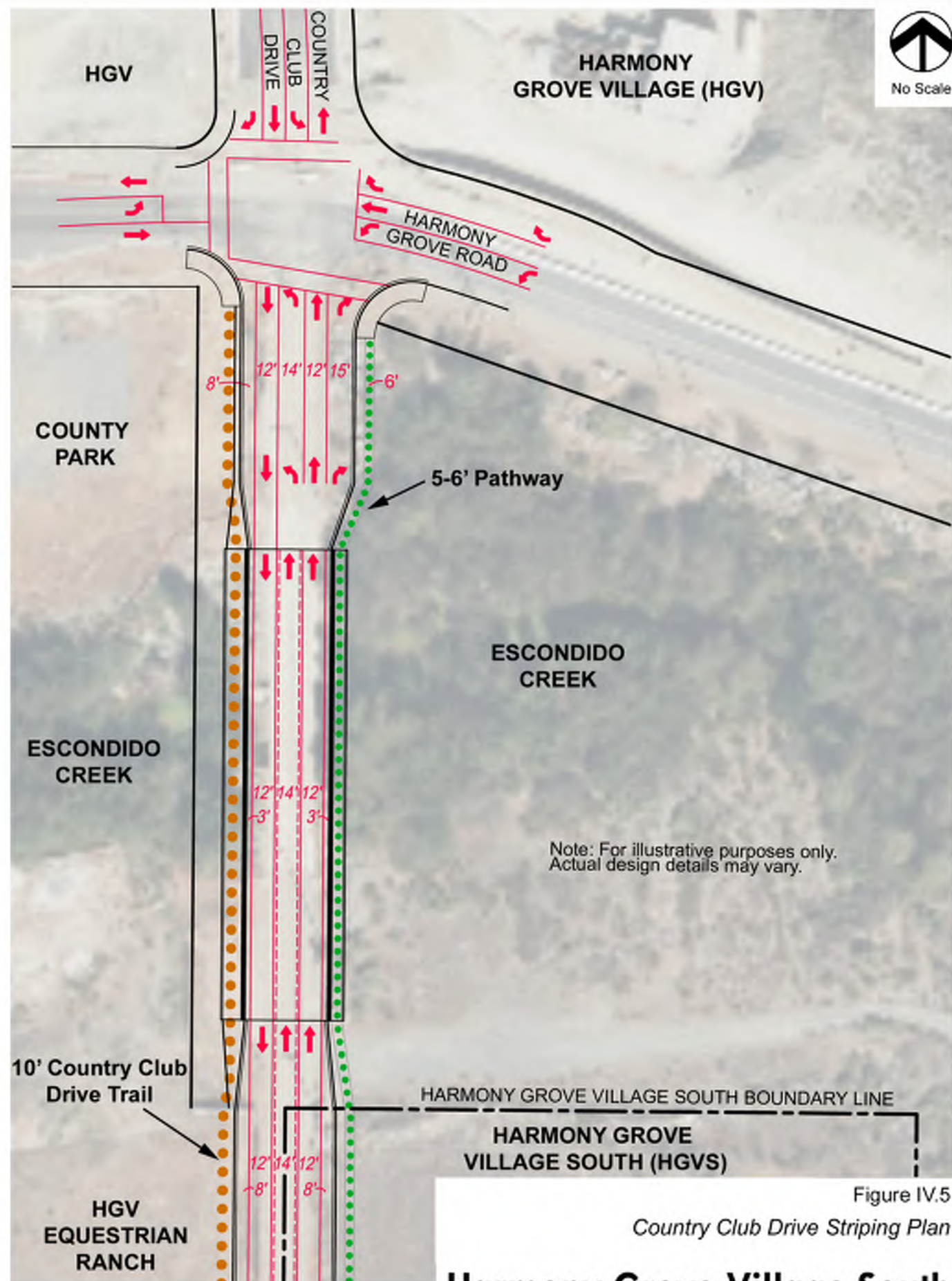
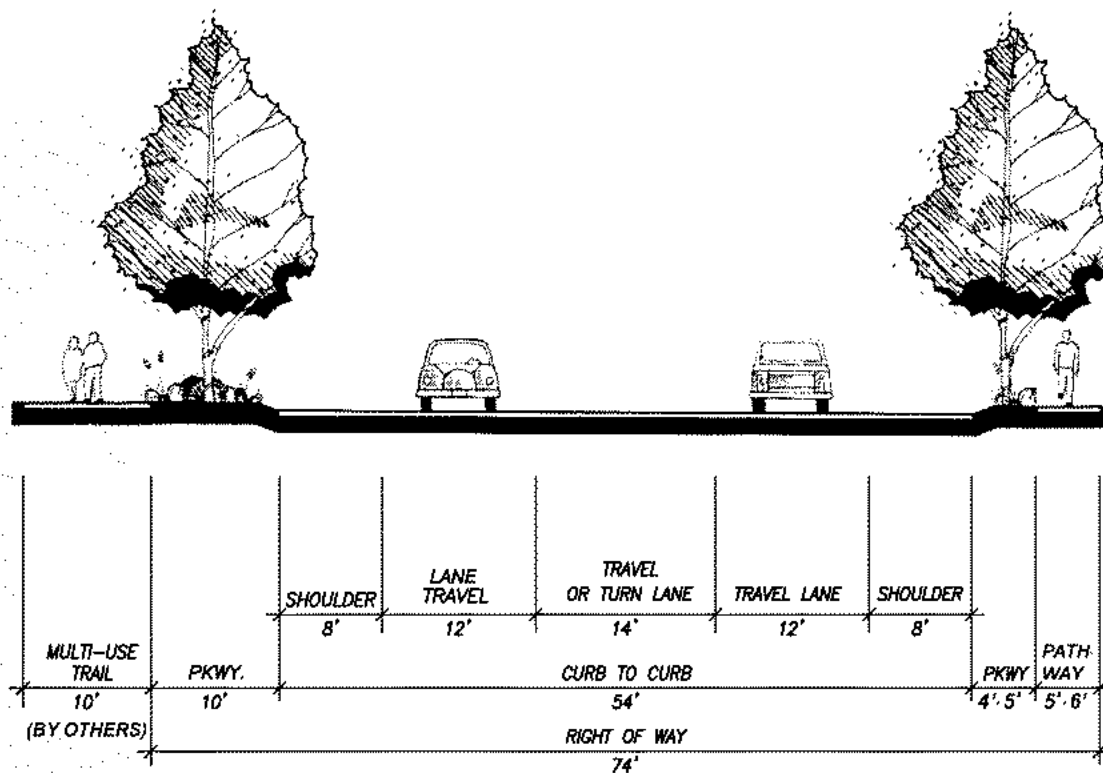


Figure IV.5

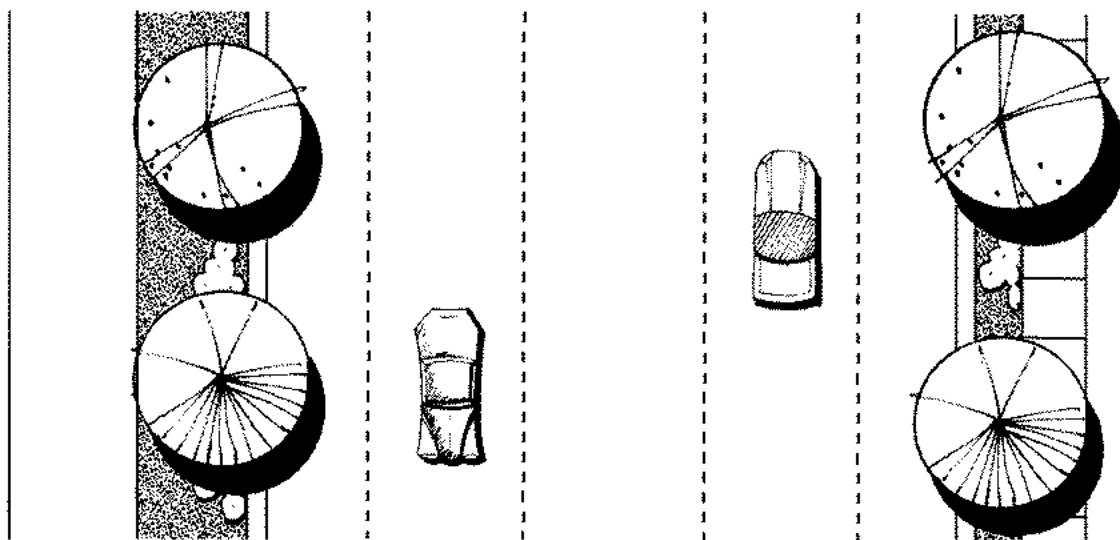
Country Club Drive Striping Plan

Harmony Grove Village South

No Scale



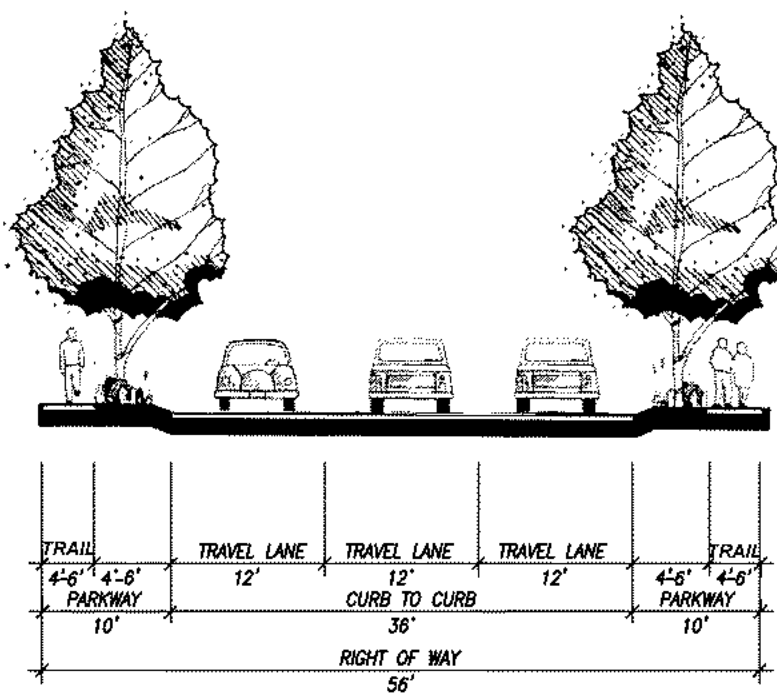
Cross Section



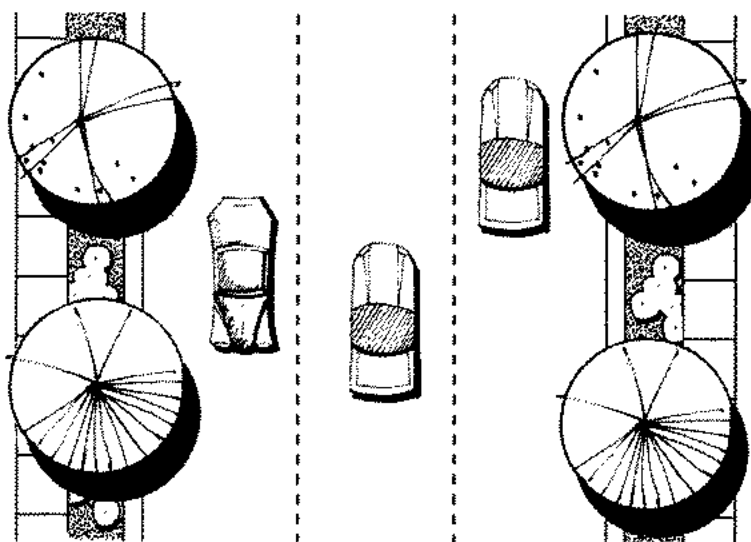
Plan View

Figure IV.6
Street Design
Country Club Drive - Public Enhanced Residential Collector
Harmony Grove Village South

No Scale



Cross Section



Plan View

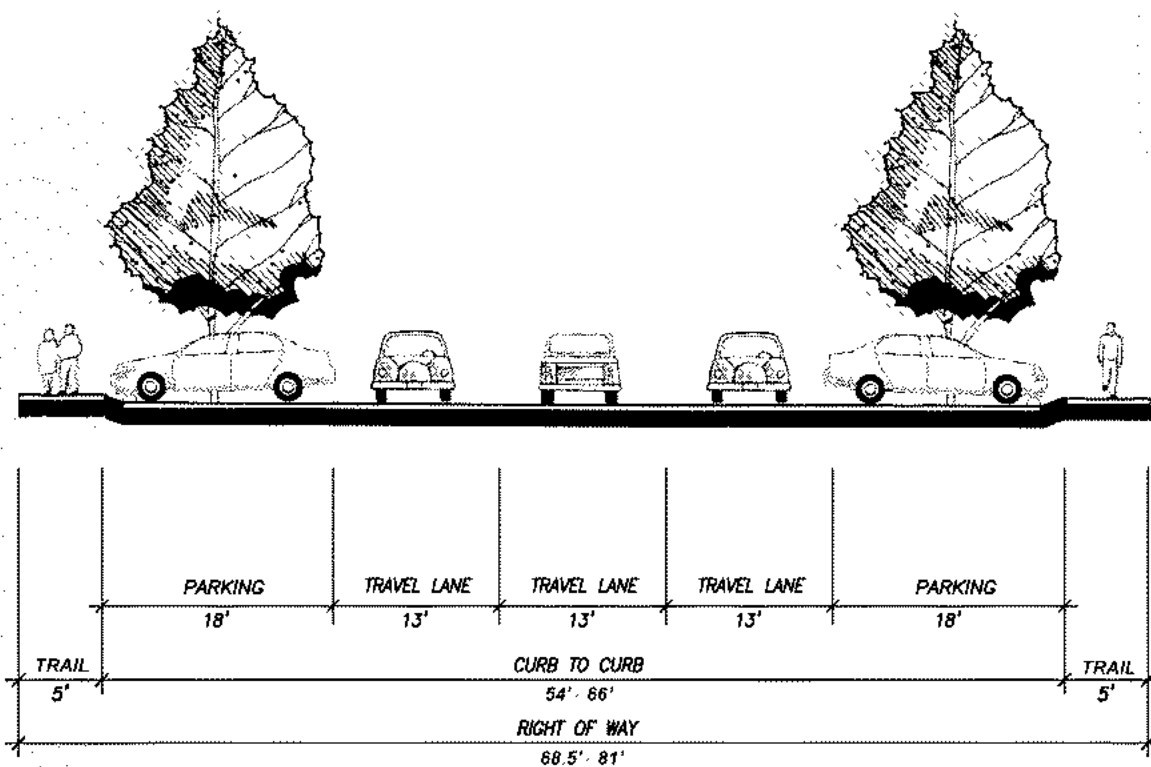
Figure IV.7

Street Design

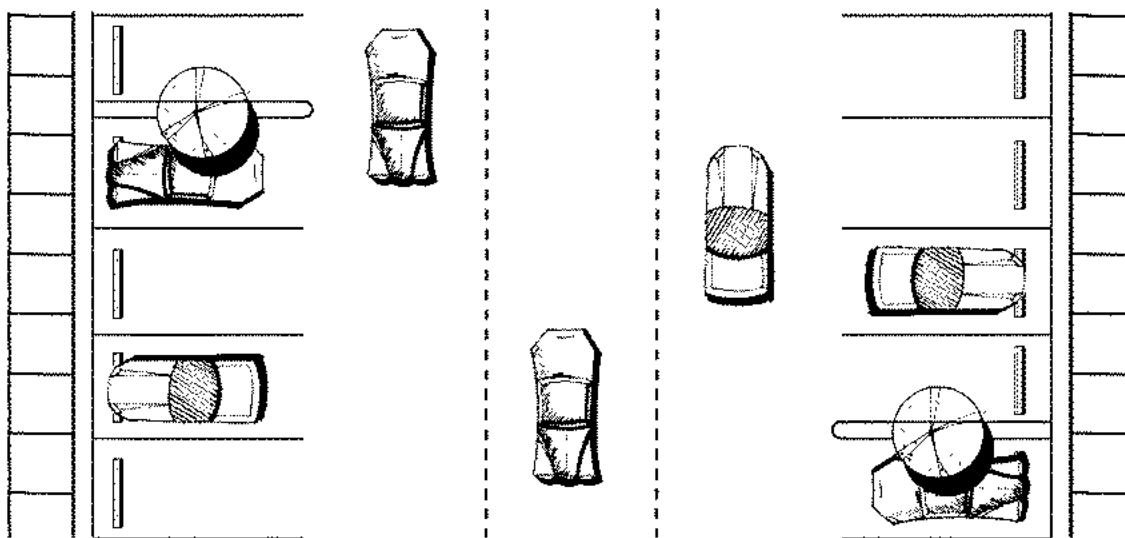
3 Lane Residential Private Drive

Harmony Grove Village South

No Scale



Cross Section



Plan View

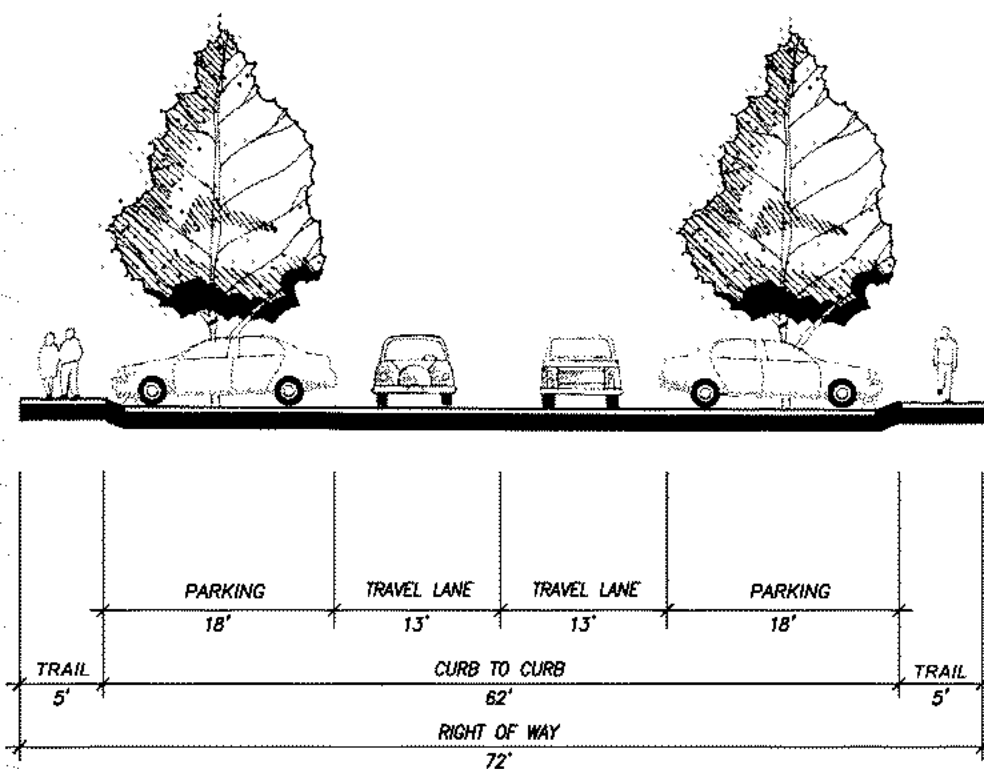
Figure IV.8

Street Design

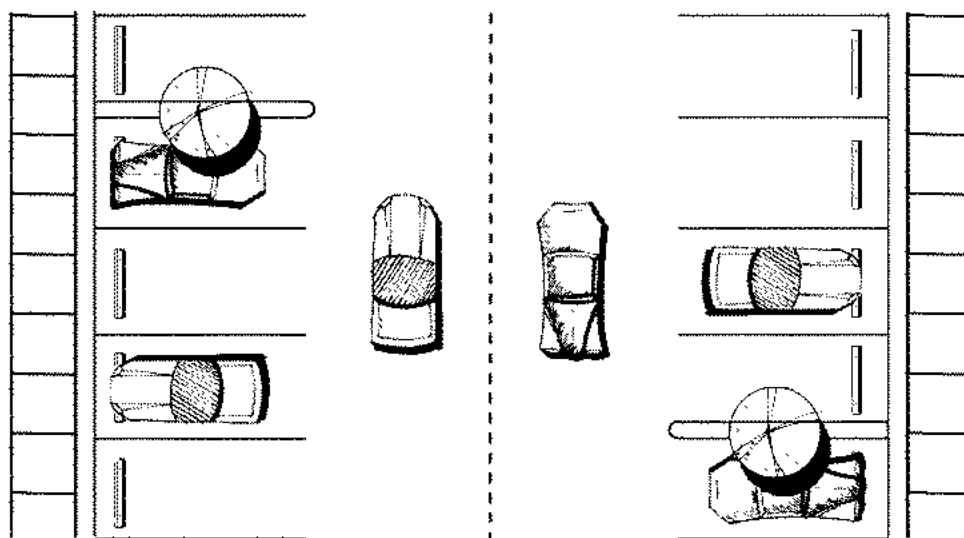
3 Lane Private Drive Head In Parking (With Trails)

Harmony Grove Village South

No Scale



Cross Section



Plan View

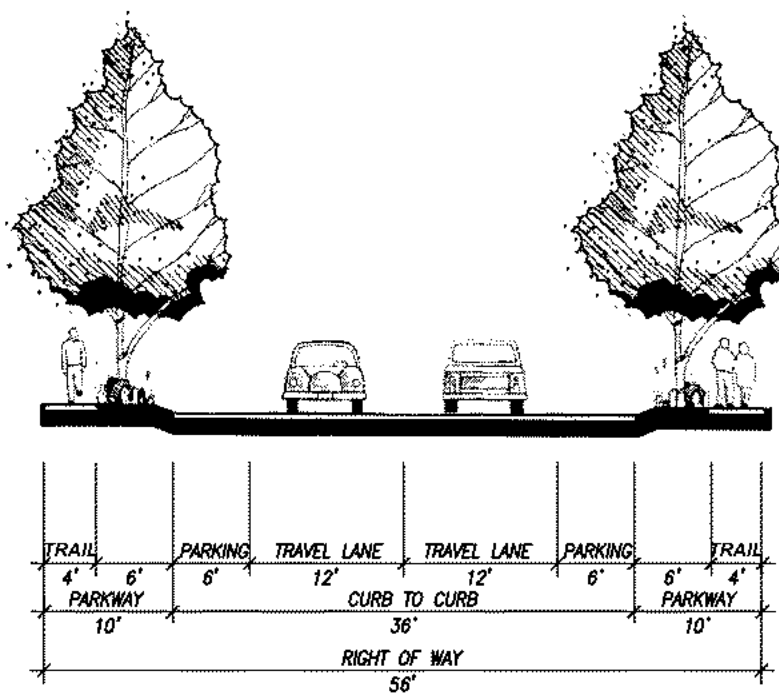
Figure IV.9

Street Design

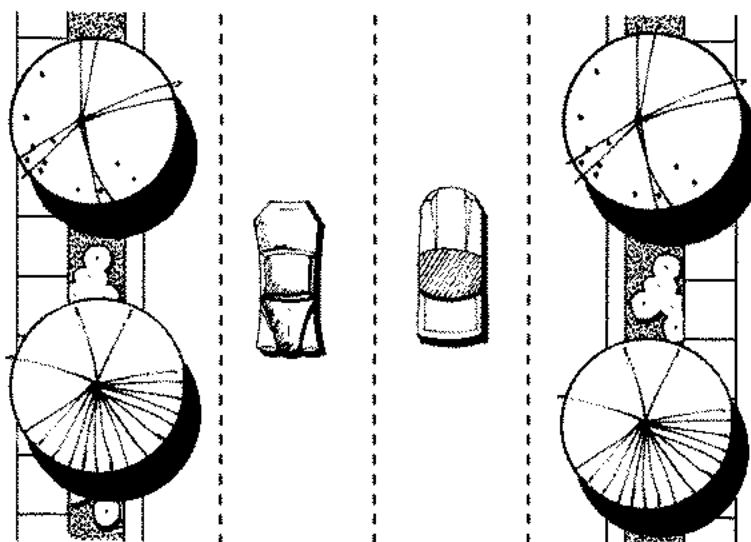
2 Lane Private Drive Head In Parking (With Trails)

Harmony Grove Village South

No Scale



Cross Section



Plan View

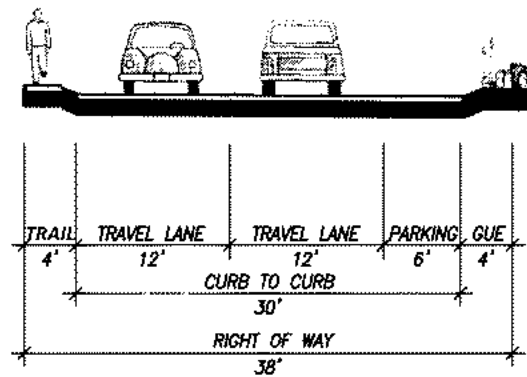
Figure IV.10

Street Design

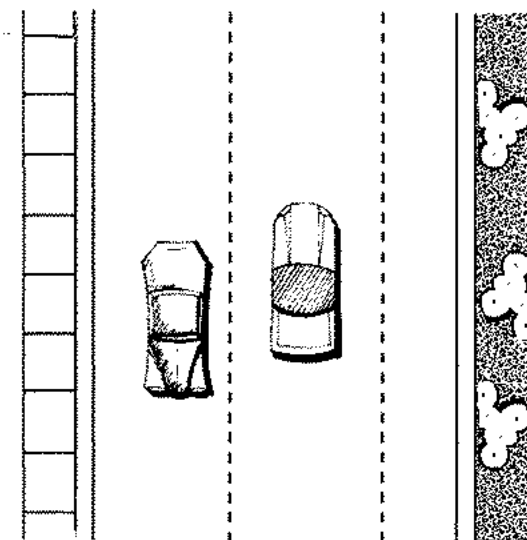
2 Lane Residential Private Drive (Parking On Both Sides/With Trails)

Harmony Grove Village South

No Scale



Cross Section



Plan View

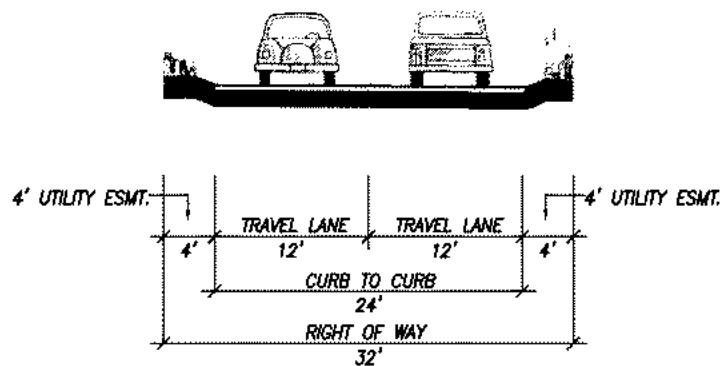
Figure IV.11

Street Design

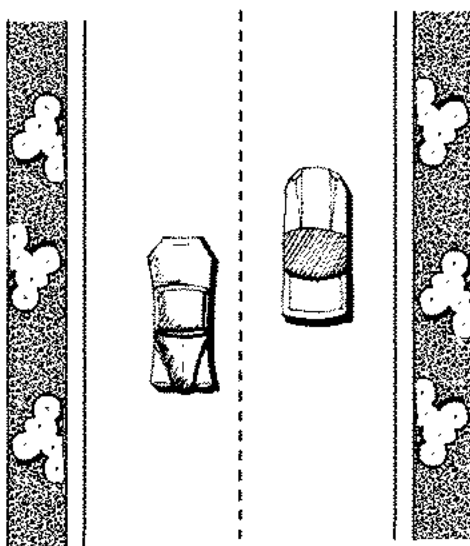
2 Lane Residential Private Drive (Parking On One Side/Trail on One Side)

Harmony Grove Village South

No Scale



Cross Section

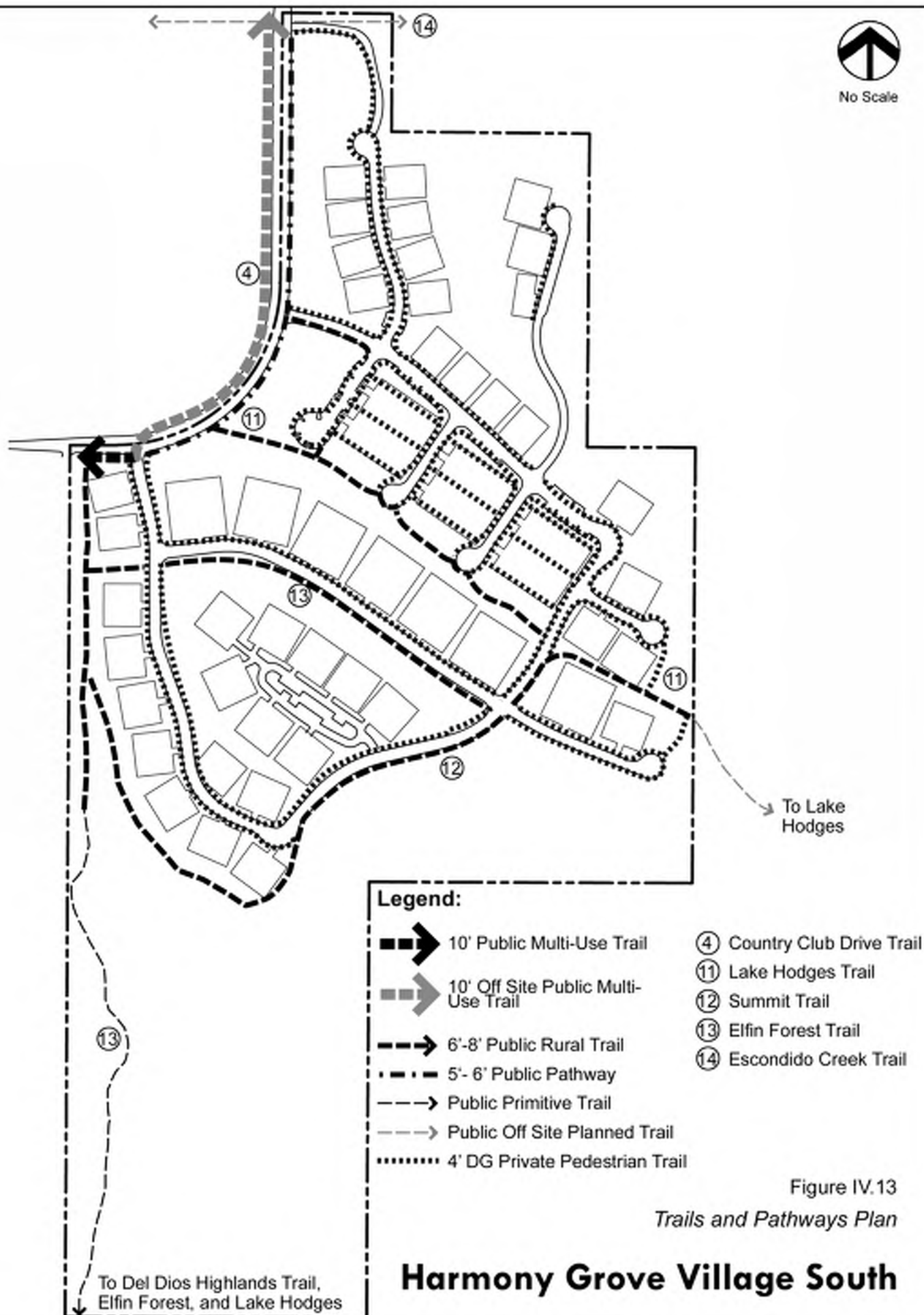


Plan View

Figure IV.12
Street Design
2 Lane Private Drive (No Parking / No Trails)
Harmony Grove Village South



No Scale



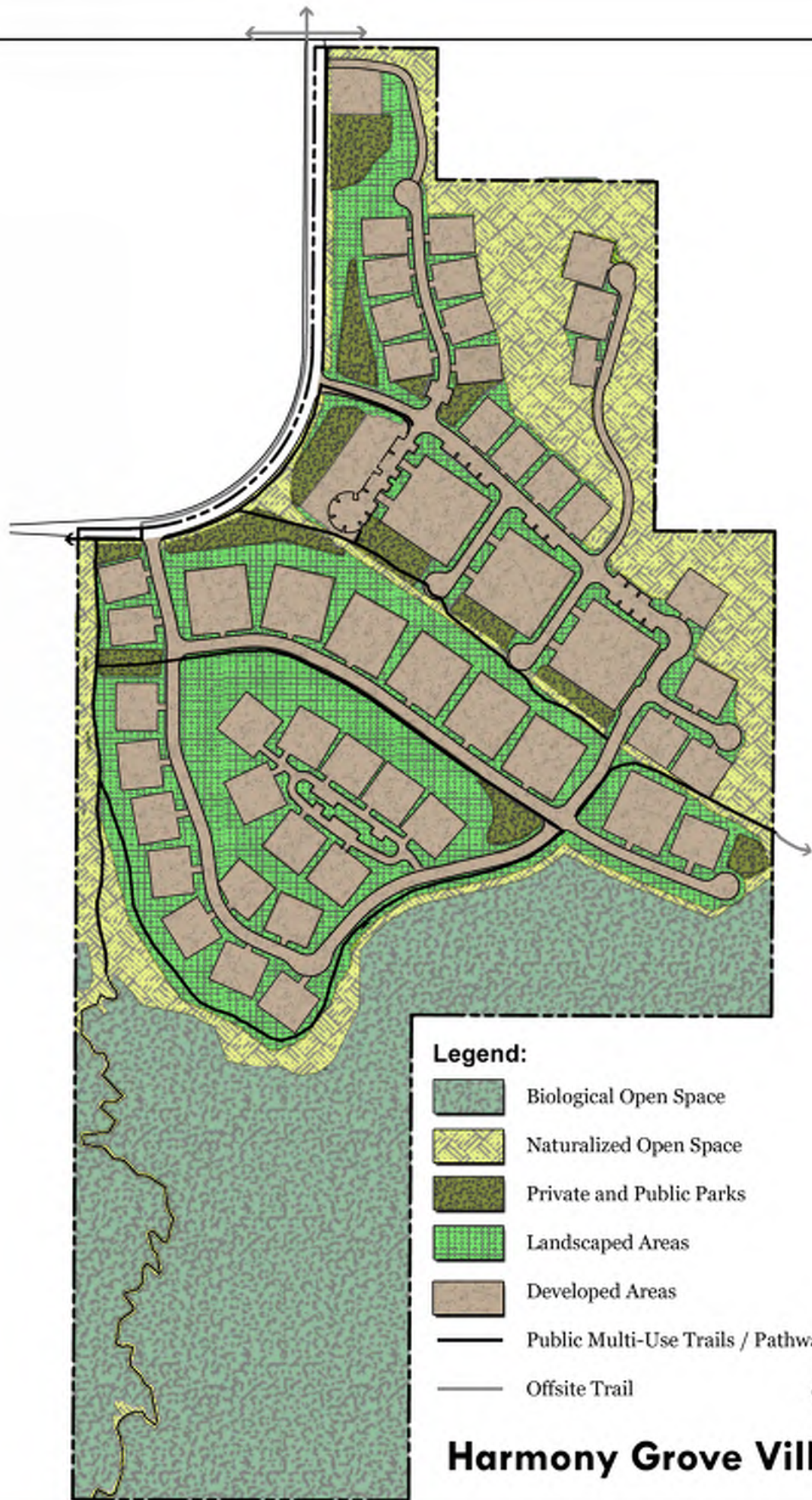


Figure IV.14

Open Space Plan

Harmony Grove Village South



No Scale



Figure IV.16
Landscape Zones

Harmony Grove Village South

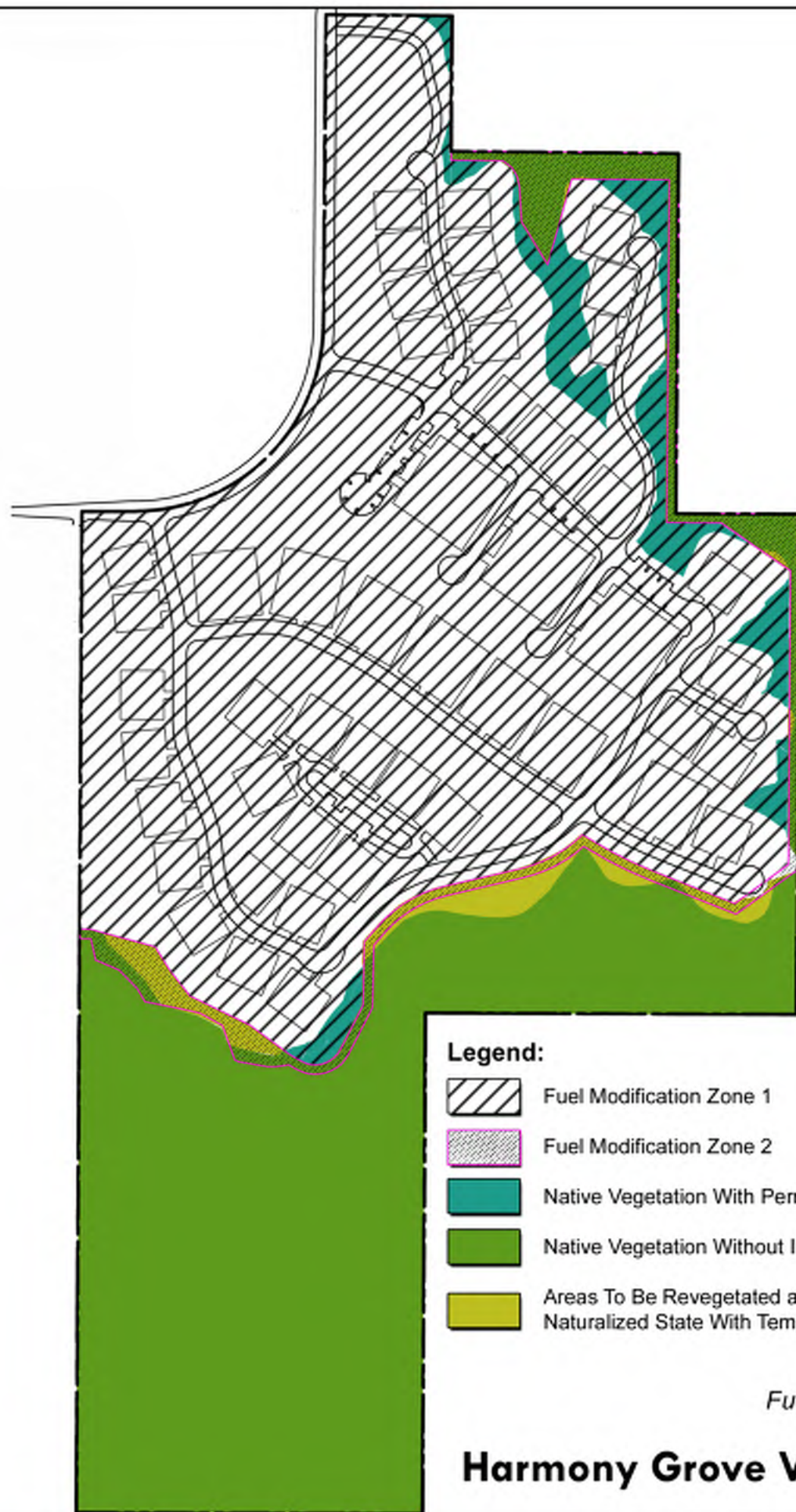


Figure IV.17
Fuel Modification Zones

Harmony Grove Village South



Plan View

Figure IV.18
Cottage - Residential Housing Type

Harmony Grove Village South

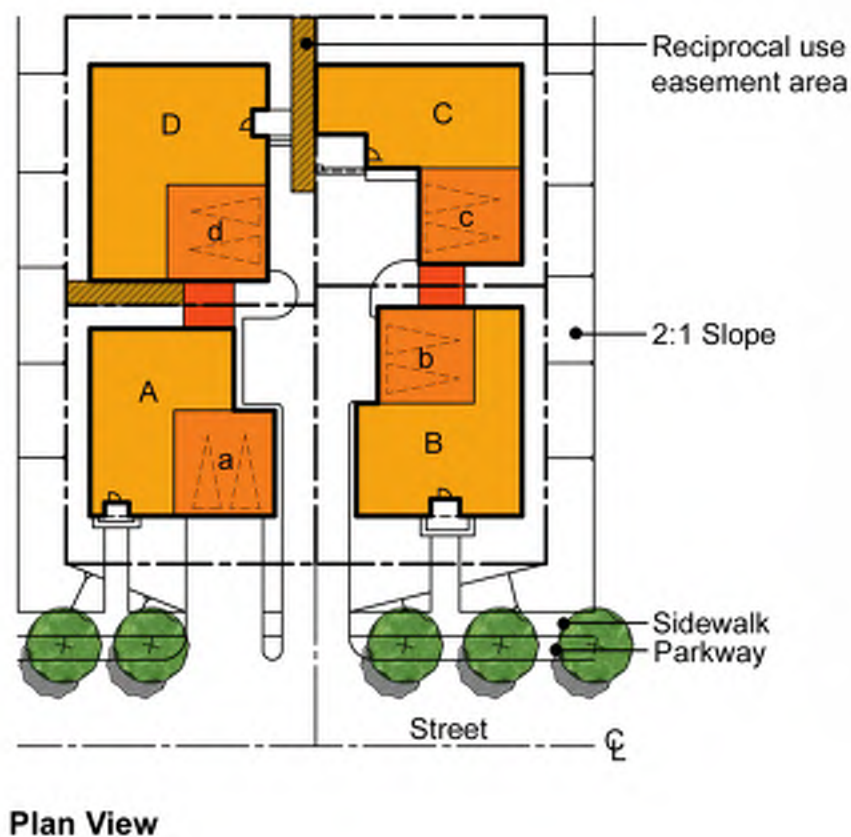
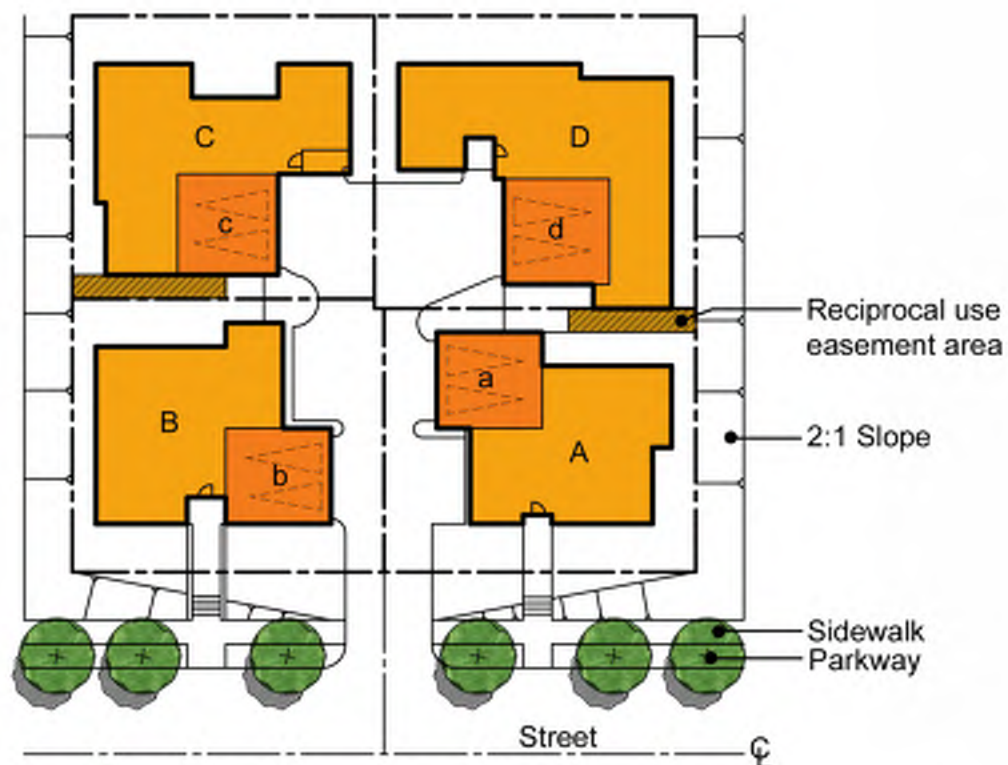


Figure IV.19
Bungalow - Residential Housing Type

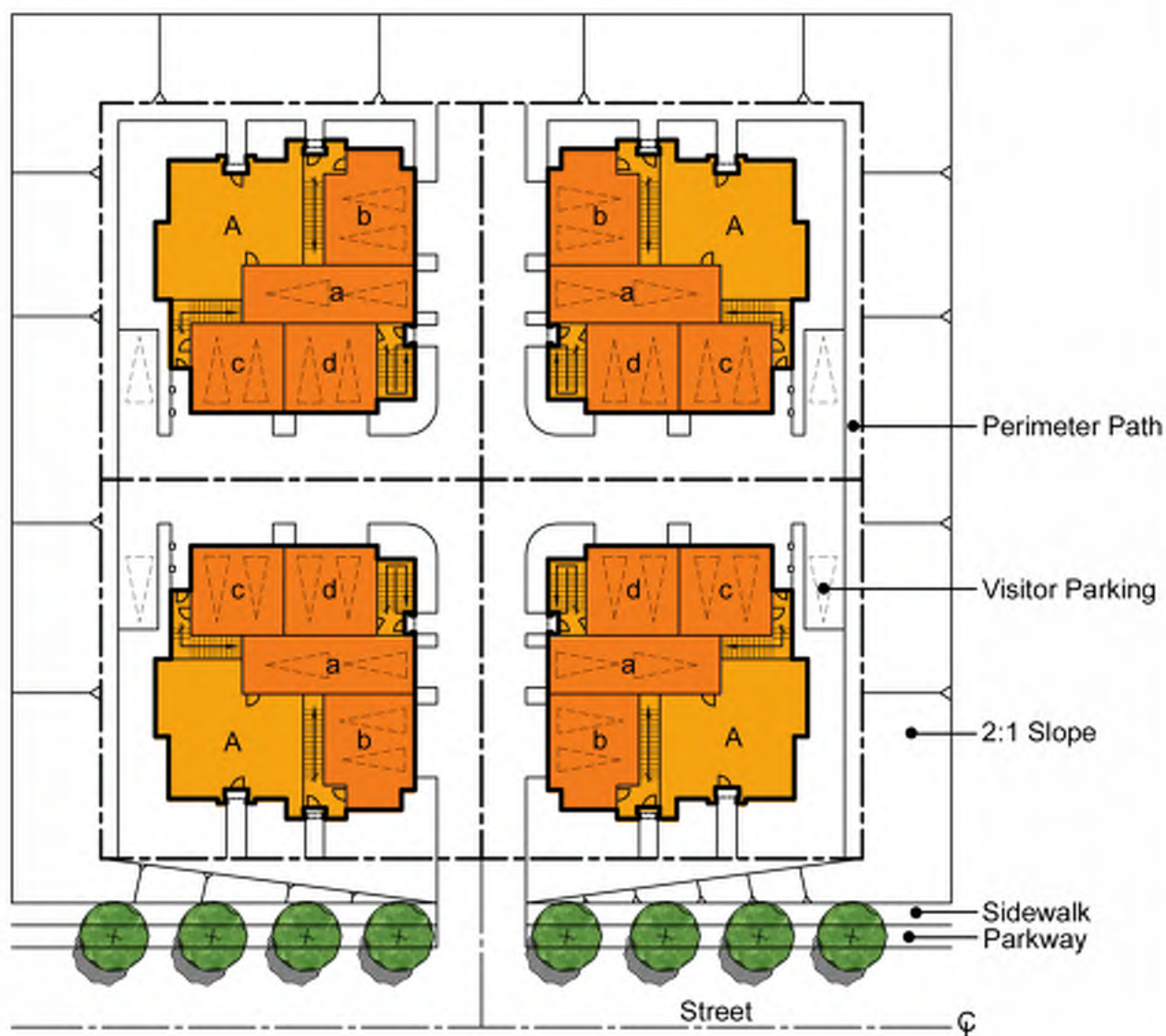
Harmony Grove Village South



Plan View

Figure IV.20
Harmony Court - Residential Housing Type

Harmony Grove Village South



Plan View

Figure IV.21
Farmhouse - Residential Housing Type

Harmony Grove Village South

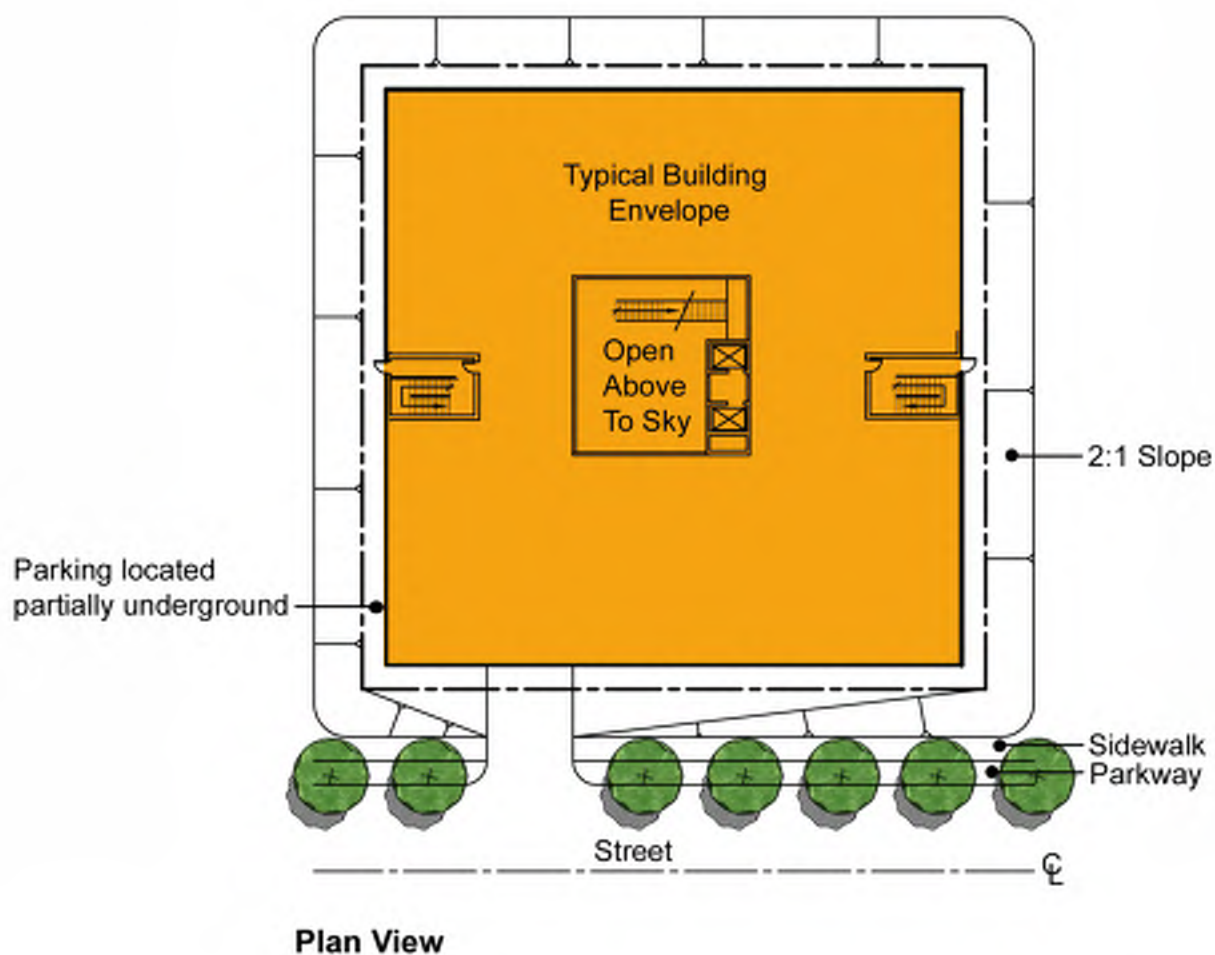


Figure IV.22
Granary - Residential Housing Type

Harmony Grove Village South

No Scale



Figure IV.23
Architectural Styles - Cottage

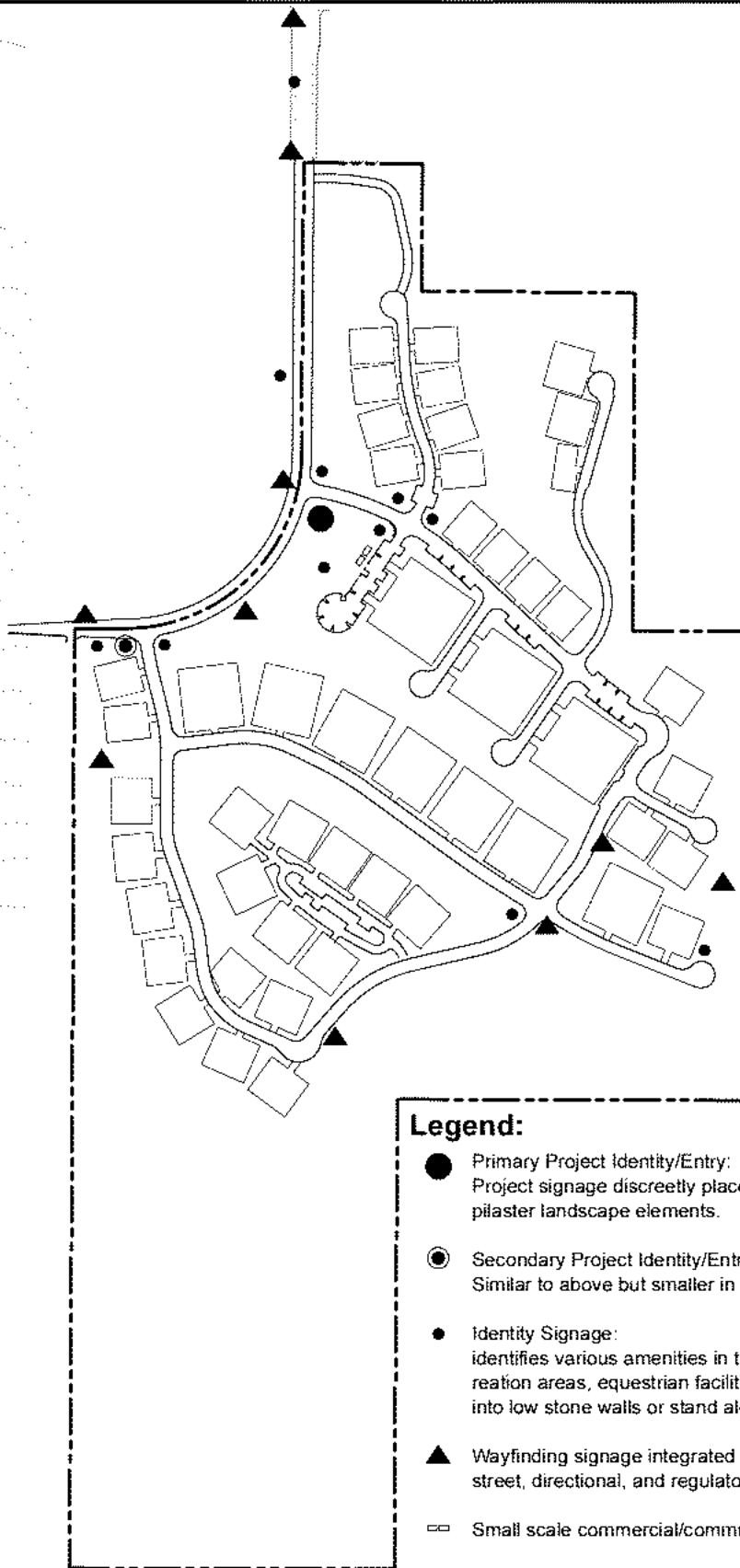
Harmony Grove Village South



Figure IV.24

Architectural Styles - Bungalow, Farmhouse, Granary, Harmony Court

Harmony Grove Village South



Legend:

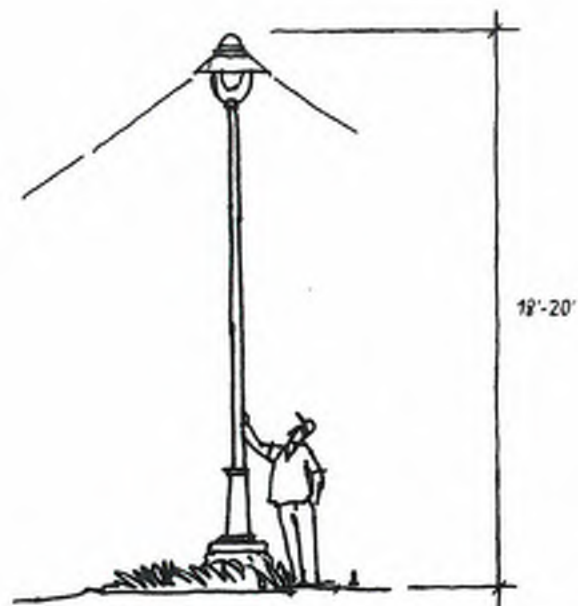
- Primary Project Identity/Entry:
Project signage discreetly placed within low stone walls or pilaster landscape elements.
- Secondary Project Identity/Entry:
Similar to above but smaller in scale.
- Identity Signage:
identifies various amenities in the project such as parks, recreation areas, equestrian facilities, trail heads etc. Integrated into low stone walls or stand alone signs, small in scale.
- ▲ Wayfinding signage integrated into coordinated theme of street, directional, and regulatory signage.
- Small scale commercial/community center signage.
- Historical interpretation signage, as appropriate.

Figure IV.25

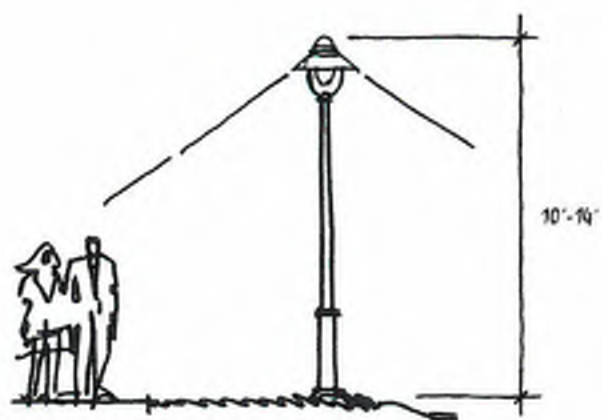
Potential Signage Locations

Harmony Grove Village South

No Scale



MAJOR STREET / INTERSECTIONS



INTERIOR STREETS

The lighting design for Harmony Grove Village South will be in keeping with the rural spirit of the project and adhere to the San Diego County Light Pollution Code commonly known as the "Dark Sky Ordinance."

Figure IV.26
Street Lighting

Harmony Grove Village South



MASONRY WALL



MASONRY WALL WITH STUCCO



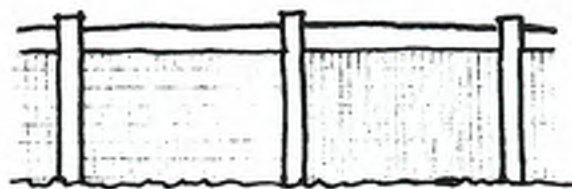
STONE WALL



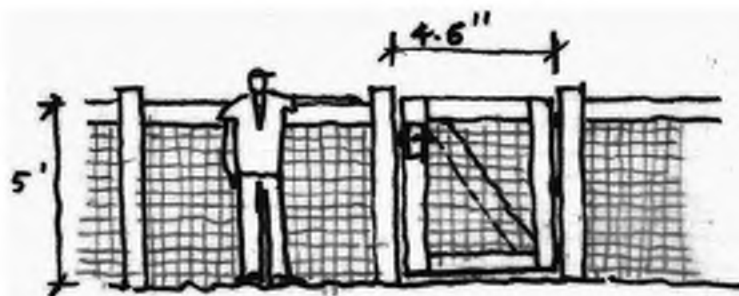
PICKET FENCE



POST AND RAIL FENCE



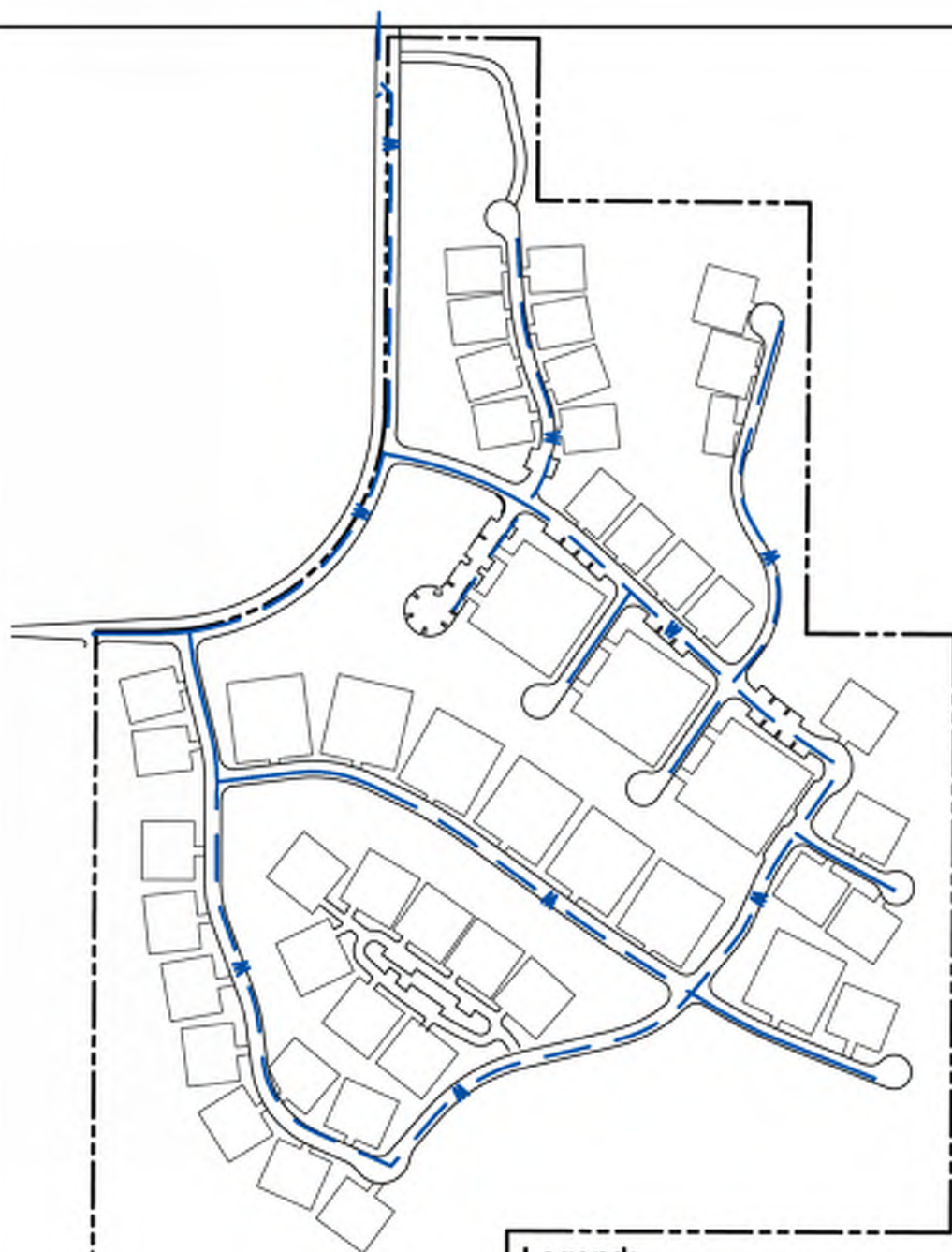
POST AND MESH FENCE



POST AND MESH FENCE
WITH GATE AT DOG PARK

Figure IV.27
Wall and Fence Typicals

Harmony Grove Village South



Legend:

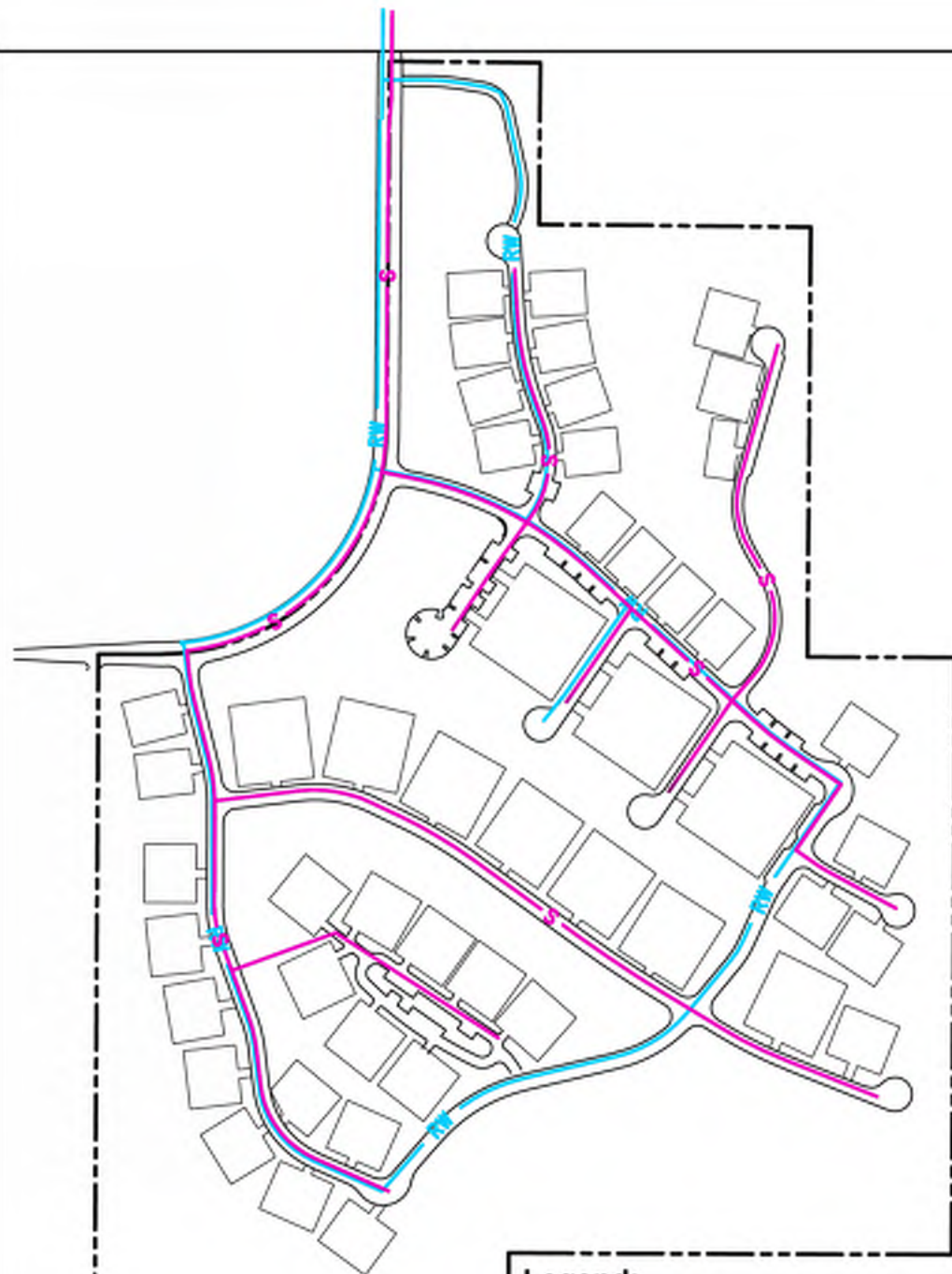
— W — Water Line

Figure IV.28
Conceptual Water Plan

Harmony Grove Village South



No Scale



Legend:



-  Reclaimed Water Line
 Sewer Line

Figure IV.29

Conceptual Reclaimed Water and Sewer Plan

Harmony Grove Village South



No Scale

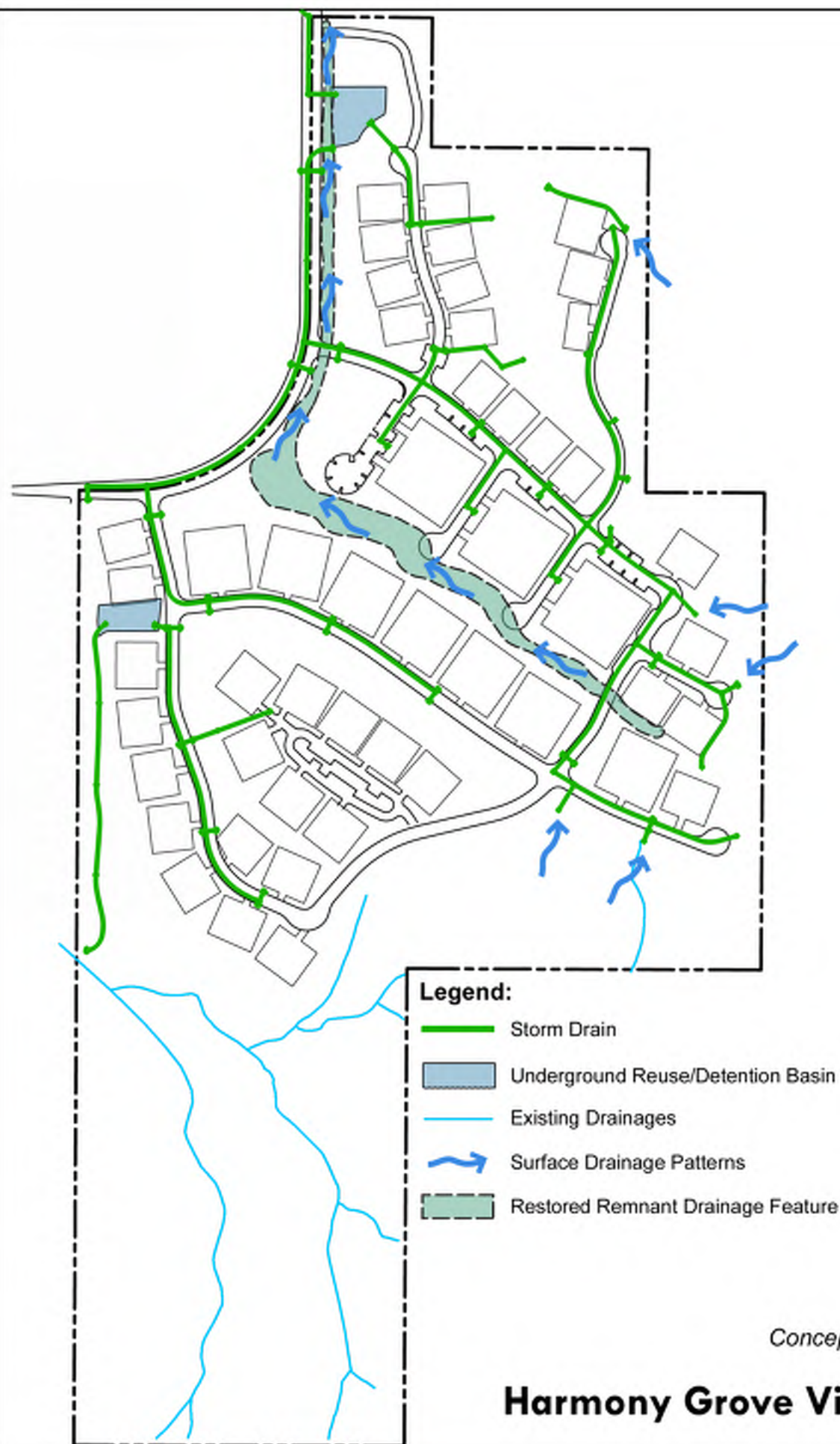


Figure IV.30
Conceptual Drainage Plan

Harmony Grove Village South

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V. IMPLEMENTATION

A. Conceptual Phasing Plan

Market conditions, funding for public facilities, and similar conditions beyond the control of the developer would drive the overall implementation period. Nonetheless, an overall approach to phasing has been designed that would ensure a logical and orderly expansion of roadways, public utilities, and infrastructure. The first phase would involve overall site grading. Infrastructure installation would follow, and the final phase(s) would consist of “vertical” development of the project. All neighborhoods are planned such that they could be built simultaneously.

B. Implementing Permits

To implement the HGVS Specific Plan, a number of discretionary and administrative approvals are required. In addition to the General Plan Amendment, including changes to the Elfin Forest and Harmony Grove Community Plan, RPO exemption and waiver, Tentative Map, and Rezone processed concurrently with this Specific Plan, the following development approvals are needed:

- D1 Special Area Designator Site Plans would be reviewed by the PDS in accordance with County procedures to ensure consistency with the design guidelines within this Specific Plan and to establish setbacks for all lots within a given development application as required by the “V” setback designator. For sites visible from Harmony Grove Road, the D1 Designator Site Plans would also be reviewed for general conformance with the HGVS Visual Impact Analysis and compliance with the County’s scenic corridor policies;
- Major Use Permit for wastewater treatment facilities;
- Site Plans for private parks and Park Site Plans for public parks;
- Right-of-Way and Encroachment Permits for work conducted within the County right-of-way;
- Grading Permit for site preparation;
- Final Map for final mapping of lots;
- Improvements plans for roads and utilities;
- 4(d) Habitat Loss Permit for habitat take;

- 401 Permit for water quality certification;
- 404 Permit to regulate the discharge of dredged or fill material into waters of the United States;
- 1602 Permit for streambed alteration;
- Section 7 Consultation or 10a Permit for incidental take;
- Air quality permit for construction;
- National Pollutant Discharge Elimination System Permit for discharge approval;
- General Construction Storm Water Permit for storm water runoff;
- Water Discharge Requirements permit for waste discharge;
- Water district approval for water service;
- Sewer district approval for sewer and reclaimed water service;
- Fire department approval for fire service; and
- School district approval for school service.

C. Financing Plan

The public facilities and services required to support the HGVS project are to be available and financed as needed. Public improvements shall be provided using various sources and methods of public and private financing.

Table 7 summarizes the recommended financing options and their implementation. The recommended financing mechanisms are provided as guidelines and should not be considered final recommendations. Actual implementation of a specific financing mechanism will be accomplished pursuant to certain proceedings as established by special districts, the County of San Diego, and relevant state and federal laws.

TABLE 9: FINANCING MECHANISMS

Required Facility	Recommended Financing Mechanism(s)
On and off-site street improvements and new on-site roadways	Developer, formation of Community Facilities District (CFD), Traffic Impact Fees for cumulative traffic impacts
Construction of a new bridge	Joint County/developer funded, reimbursement agreement, possible CFD financing for developer portion
Drainage and stormwater management	Developer, formation of CFD, reimbursement agreement
Water	Developer, CFD, connection fee payment to Rincon del Diablo Municipal Water District
Sewer and reclaimed water	Developer, connection fee payment to San Diego County Sanitation District, CFD
Parks and trails	Developer, payment of Parkland Dedication Ordinance funds, dedication of public parkland, CFD, HOA
Schools	Payment of fees during building permit stage
Fire, paramedic services	Community Facilities District or other funding mechanisms including property tax revenues
Law enforcement services	County general fund, including funds generated by HGVS
Biological Open Space	CFD, Endowment to an appropriate non-profit or managed by another entity as approved by the County

D. Construction and Maintenance Responsibilities

The construction and maintenance responsibilities of the facilities and infrastructure within HGVS will be divided among the developer, a property owner's association, the County, maintenance districts, and/or community facilities districts. A property owner's association, lighting/landscape maintenance district, or other funding mechanism will be formed to maintain manufactured slopes, community landscaped areas, detention basins, maintenance and clearing of limited building zones, and private drainage facilities. The water system will be maintained by the Rincon Municipal Water District and the sewer and reclaimed water system will be maintained by the San Diego County Sanitation District or the Rincon del Diablo Water District. Biological open space, public parks, and public trails will be

dedicated to the County of San Diego to be maintained by the Department of Parks and Recreation. Country Club Drive will be public and dedicated to the County of San Diego to be maintained by the Department of Public Works. All other internal roadways will be residential private drives.

All fuel modification area vegetation management shall be completed annually by June of each year and more often as needed for fire safety, as determined by RSFFPD. The HOA shall be responsible for all vegetation management throughout the common areas of the project site, in compliance with the requirements of the project's Fire Protection Plan and RSFFPD requirements. Individual property owner responsibilities will be enforced by the HOA through the CC&Rs that will incorporate the appropriate provisions.

E. Minor Modifications to the Specific Plan

Minor modifications to the Specific Plan are permitted without subsequent approval provided the change substantially conforms to the Specific Plan. The Planning Director shall have the authority to determine if the revision is minor in nature and in substantial conformance with the Specific Plan in accordance with the Director's authority. Minor modifications may include, but are not restricted to:

- The introduction of new housing types provided they are substantially similar in style to existing allowed housing types, and changes in configuration provided the number of residential dwelling units is not exceeded and the overall character of Harmony Grove Village South is maintained.
- The addition of public or private parks, relocation of parks, and/or reconfiguration of parks so long as the total park area does not decrease.
- Modifications to road and trail alignments, if approved by the Department of Public Works and/or PDS.

VI. GENERAL PLAN CONSISTENCY ANALYSIS

A. Preface

As required by Government Code Section 65451, the Specific Plan contains a detailed analysis of the project's consistency with goals, objectives, and policies of both the General Plan and Community Plan. San Diego County's General Plan is a complex, highly integrated document that serves as the blueprint for growth and development in the unincorporated County. It is based on a set of guiding principles and consists of the following elements: Land Use, Mobility, Conservation & Open Space, Housing, Safety, and Noise. Each of these elements contains a set of goals and policies that must be adhered to by all discretionary development projects.

In addition to the policy document, the County's General Plan consists of a Land Use Map and Mobility Element Network Map. The land use map identifies the type and intensity of future uses on parcels of land throughout the County, whereas the mobility network delineates the road network that is required to accommodate these proposed uses. Finally, the County's General Plan also consists of several Community or Subregional Plans that are intended to provide more precise guidance regarding the character, land uses, and densities within each community planning area. All of these components make up the County's General Plan.

The General Plan is intended to be a dynamic document that provides for ongoing monitoring and refinements through the initiation of General Plan Amendments that provide the necessary flexibility to allow the Board of Supervisors to adjust land uses as various communities evolve over time. The General Plan Amendment process provides the landowners, community leaders, and decision makers the ability to evaluate specific and unique circumstances that may affect various areas of the County consistent with the overall goals and policies of the General Plan.

The proposed General Plan Amendment for HGVS includes amending the General Plan Regional Category and Land Use Designation(s) and the Harmony Grove/HGV sections of the Community Plan. Specifically, the change entails; redesignating a portion of the HGVS site from a Semi Rural Regional Category to a Village Regional Category, and changing a portion of the site from the Semi-Rural residential designation of 2 dwelling units per acre (SR-0.5) to a Village Residential designation of 10.9 dwelling units per acre (VR-10.9). HGVS will also amend the Community Plan to modify the village boundary to include HGVS and insert text that will describe the project and its relationship to HGV as an approved Specific Plan.

B. General Plan Conformance

Policies applicable to HGVS are contained in the San Diego County General Plan

and address a variety of issues, including development at appropriate densities and in accordance with existing community character, protection of steep slopes, conservation of sensitive habitats, provision of open space and recreational opportunities, protection of visual amenities, regulation of signage and lighting, and protection against incompatible land uses.

The San Diego County General Plan includes six elements, each with a series of Goals, supported by a number of policies that address how the Goal is to be accomplished. The goals and policies all flow from the Guiding Principles which are stated in Chapter 2 of the General Plan. A summary of how the project complies with the Guiding Principles and with each element of the County General Plan is provided below.

1. Guiding Principles

Chapter 2 of the General Plan includes ten Guiding Principles, which are intended to provide guidance for how the County's future growth can be accommodated while still retaining the County's rural character, economy, sensitive resources and unique communities.

Guiding Principle 1. Support a reasonable share of projected regional population growth.

Overall, HGVS supplies a small percentage of the County's projected regional housing need. The 2011 General Plan Update was accompanied by an EIR, which included estimates about numbers of housing units in this area of the County. These estimates included existing units, which could be counted, and assumptions about un-built, approved land development projects as well as pending land development projects, which have been subsequently approved. The estimates regarding the amount of residential units in a given area was important in the development of General Plan documents as they provided a baseline at the time for assessing impacts of future development and ensuring that service levels are adequate and housing needs would be met.

The project provides a range of housing types that can aid the County in meeting its required housing needs for projected population growth, including multi-family housing options that are currently unavailable in the area.

Guiding Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

A model of compact development begins with a central core, referred to as a "Village" or, in very rural communities, a "Rural Village" in which the highest intensities of development are located. Under ideal conditions for achieving sustainability, the central core would be surrounded by areas of very

low density. In the unincorporated San Diego County, the ideal model has been modified with semi-rural areas surrounding the central core to reflect the existing pattern of development for most of the unincorporated County. Therefore, in the County's Community Development Model, the central core is surrounded by areas of lesser intensity including "Semi-Rural" and "Rural Lands."

Consistent with this model, HGVS is a model of compact development which expands the existing HGV Village core to become part of the same compact, walkable community that will be connected by an integrated network of multi-use trails and pathways, continuing those that were part of the HGV Specific Plan. The project features the most intense uses within a ½ mile of the adjacent HGV Village Center where HGV's highest densities are also located. The residents of these neighborhoods will be encouraged to walk to the amenities and services that are available at the HGV Village Center and the commercial/civic zone of HGVS, located within a 10-minute walk of each other by interconnected trails and pathways. HGVS will provide a transition from the Village portion of the site and the existing surrounding residential, semi-rural, and rural uses by maintaining the perimeter of the site within the existing Semi-Rural regional category. This land surrounds the HGVS's Village area along the southwestern, southern, and eastern property boundaries. Lower intensity single-family uses (typically with larger lot sizes) are planned in this area in addition to designated open space. These designated open space areas reduce visual effects along the project's perimeter, provide views to natural areas, and contribute to a rural and open environment.

HGVS has been designed to provide a wider range of housing options that are not only compatible with the housing options of HGV but also enhance the viability of the commercial uses located in the adjacent Village Center. Both HGV and HGVS when combined, create a range of housing opportunities that will result in an economically vibrant community. This compact form of development will also allow for the preservation of an increased amount of open space, natural habitat, and agriculture that will contribute to the retention of the semi-rural and rural setting and lifestyle of the adjacent communities. It may also minimize infrastructure costs.

The Project will provide all of the necessary facilities and services required to meet its needs. HGVS would be served by the Rincon/Diablo Water District with water service being extended to the site. As detailed above, HGVS also includes parks and recreational facilities, an internal private road system, storm drain facilities, underground utility lines, and water lines. A Sewer Master Plan outlines several options for providing wastewater service to the Project, including the potential for an on-site water reclamation facility with distribution system, detention basins, and wet weather storage ponds. The Project is located in the Escondido Union Elementary and High School Districts and would be

required to pay the appropriate fees as required by State law. Although there are no schools located in HGV or HGVS, there are some schools presently assigned to serve the area. A new fire station is being constructed approximately 1.3 miles from the most distant structure and will provide service to this area. The Rancho Santa Fe Fire Protection District (RSFFPD) has been approved by the Local Area Formation Committee (LAFCO) to expand its services to cover this area.

The County's General Plan acknowledges that "considerable growth in the region is likely to gravitate toward existing urbanized areas to facilitate access to jobs and services and reduce vehicle commutes and gasoline consumption" (County of San Diego General Plan, 2011, page 2-7). HGVS is located very close to several major employers, such as Palomar College, Cal State San Marcos, and Palomar Medical Center. California State University San Marcos is located less than three miles to the northwest, Palomar Medical Center is located approximately two miles to the north and the Escondido Energy and Technology Center (ERTC), an industrial/commercial, employment and services center, is located within a mile north-northeast of HGVS. Other nearby land uses include numerous shopping and service areas within the Cities of Escondido and San Marcos, such as large big box uses at Valley Parkway and I-15 and along Auto Park Way. HGVS is also located approximately three miles from the closest transit stations (Nordahl Road Sprinter Station and the Escondido Transit Center), and approximately two miles west of the I-15 and SR-78 intersection. In addition, HGVS is contiguous to the existing Harmony Grove Village and the County's General Plan favors the placement of housing in and adjacent to existing and planned villages.

Guiding Principle 3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.

The Project will expand the existing HGV Village to become part of the same compact, walkable community. HGV and HGVS will be connected to each other by an integrated network of facilities, including parks, multi-use trails, pathways, and roadway connections. HGVS features the most intense uses within a ½ mile of the adjacent HGV Village Center where HGV's highest densities are located. The residents of these neighborhoods will be encouraged to walk to the amenities and services that are available at the HGV Village Center and the HGVS Civic/Commercial area – these uses are located within a half (½) mile, and less than 10-minute walk of each other, by interconnected trails and pathways.

HGVS has been designed to provide a wider range of housing options that are not only compatible with the housing options of HGV but also enhance the viability of the commercial uses located in the adjacent Village Center and the HGV Equestrian Ranch, which require a larger market in order to be successful.

Both HGV and HGVS when combined, create a range of housing opportunities that will result in an economically vibrant community. The Project will also assist in satisfying demand for housing created by large nearby employment centers such as Palomar College, Cal State San Marcos, and Palomar Medical Center.

HGVS will contribute additional funding needed to support the cost of maintaining HGV's public facilities and services. The residential uses would provide additional revenue for the Fire Authority Having Jurisdiction and, if the Project tied into the HGV wastewater treatment facility (one of the alternatives being considered), the cost of sewer service could decrease for HGV residents. The proximity of HGVS's higher density, residential neighborhoods to HGV and its Village Center, decreases the need for infrastructure, spreads the associated maintenance costs over a larger base, and allows services to be provided in a more efficient manner.

Clustering of development on the site will preserve a balance of open space vistas, natural features, and the community character of the surrounding areas. The Specific Plan incorporates a Conservation and Open Space Plan that retains approximately 68% of the entire site as undeveloped open space (approximately 75 acres) that accommodates a biological open space preserve, naturalized open space, landscaped areas, parks, and multi-use trails.

The design principles outlined in the Specific Plan will ensure that the community character will be upheld. In particular, the Project's Design Guidelines are intended to ensure overall cohesiveness between HGVS and HGV. HGVS is designed to accommodate a system of interconnected trails and pathways, continuing those that were included in the original HGV Specific Plan, to encourage pedestrian and bicycle activity and establish important links to Harmony Grove Village, the Del Dios Highlands Preserve, and the Elfin Forest Recreational Reserve. HGVS proposes to utilize consistent street trees, similar planting materials, lighting, signage, walls, fences, and architecture to provide a continuous link between HGV and HGVS, strengthening the concept that the two communities constitute one unified village. The architectural design is rural in inspiration and is described as Western Farmhouse/Cottage; the style reflects a quaint, casual character that is compatible with the look of the surrounding character and agricultural heritage the Harmony Grove community. The Project's architectural design guidelines identify elements that should be used to reduce the apparent size, bulk, and scale of proposed buildings. The smaller lot single-family development would replicate the character and design of the existing development, which reflects rural, farmhouse styles. Multi-family housing types would be designed to appear as detached single-family homes or re-purposed rustic/agricultural buildings.

Guiding Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

HGVS utilizes the compact model of sustainable village development and includes a variety of small lot sizes and residential opportunities in a compact development footprint. As discussed above, the Specific Plan incorporates a Conservation and Open Space Plan to permanently protect approximately 35 acres of the Specific Plan area within biological open space. This open space is also intended to be compatible with regional open space plans including the County's Draft North County Multiple Species Conservation Plan (NC Plan), and Resource Protection Ordinance. This will provide a significant contribution to establishing an interconnected preserve system, minimizing the habitat fragmentation that often results from attempting to save resources on a project-by-project basis.

Guiding Principle 5. Ensure that development accounts for physical constraints and natural hazards of the land.

The development footprint of HGVS took into consideration the physical constraints on the property, such as significant biological resources, including sensitive habitats, rare and sensitive plant and animal species, visual resources, flood prone areas, and steep slopes. The Project maintains a 100-foot buffer and 100-foot limited building zone from wetlands associated with Escondido Creek, has been designed to maintain existing drainage patterns to the extent feasible, and create an opportunity to re-establish a drainage feature that was largely eliminated from the site due to early agricultural activities. In addition, HGVS has been designed to maximize open space (including preserve areas) by clustering development in areas that contain steep slopes (either found insignificant as part of the waiver process detailed in the RPO or for which encroachment is permitted as a utility/roadway exemption). The Project utilized encroachment into certain steep slope areas to avoid impacts to other areas on the project site that contained significant biological resources that were identified in the draft North County Multiple Species Conservation Program for possible future conservation. [The preservation of high-quality biological resources, located contiguous to the permanent open space area of the Del Dios Highland Preserve (DDHP), played a crucial role in the project's design; rather than the standard subdivision design that would target development of all non-RPO slope areas regardless of whether sensitive biological resources are located there.] This results in the preservation of a large swath of open space in the southern portion of the property, containing approximately 35 contiguous acres of high quality biological resources.

The Fire Protection Plan analyzed the potential fire safety issues of HGVS and includes detailed fire prevention measures that will be incorporated into the project design. A multitude of measures will be implemented, such as

construction of roads onsite that include an additional travel lane within 800 feet of all project structures to provide additional capacity for evacuation, enhanced ignition-resistant construction, ember resistant vents, fuel modification zones that exceed County standards, and additional measures as identified in the Fire Protection Plan to ensure that safety is not compromised.

Guiding Principle 6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.

The HGVS traffic study indicates that the local street system could accommodate the Project. Based on the County of San Diego significance criteria, HGVS would result in ten significant traffic impacts. Of these ten impacts, two are direct and cumulative and eight are cumulative only. Physical mitigation is proposed for direct impacts and payment of the transportation impact fee would reduce cumulative impacts to below a level of significance in the County. Contribution to improvement costs would be provided to reduce cumulative impacts in the City of Escondido. However, simply because the County does not have control over improvements in the City of Escondido, the impacts would be considered significant under the California Environmental Quality Act (CEQA).

The roadway network proposed by HGVS improves multi-modal circulation and implements the County's Community Trails Master Plan. The Project design is based on a compact form of development that includes a network of trails, sidewalks, and pathways that will encourage residents to walk or bike. A system of public and private trails and pathways would link key open space features of the Project site and provide connections to off-site areas and planned public trails. Multi-use trails and pathways accommodate pedestrians, bicyclists, and horseback riders, encouraging physical activity and reducing reliance on automobiles. These multi-modal features help to support public health objectives. Country Club Drive will be redesigned to encourage pedestrian activity. Additional landscaping, shade trees, and interpretive signage will also be provided to promote walking. HGVS also includes soft surface trails along the private drives. HGVS is located approximately three miles from the closest transit stations (Nordahl Road Sprinter Station and the Escondido Transit Center), and approximately two miles west of the I-15 and SR-78 intersection.

Guiding Principle 7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.

HGVS will be developed in accordance with the Community Development Model resulting in reduced automobile use and increased opportunities for walking and bicycling. Residents, both within the project and from the

surrounding area, will be able to use the extensive trail system to move through HGVS without using their automobiles. HGVS is designed to reduce vehicle trips and emissions by providing housing opportunities near employment centers.

In addition, the Greenhouse Gas Analysis outlines several Project design features to reduce construction and operational greenhouse gas emissions such as rooftop solar PV panels, which would supply a minimum of 35% of the project's energy needs, an electric car charging station provided at the Center House, and the use of residential natural gas fireplaces rather than wood-burning.

Guiding Principle 8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

By developing this project, growth in the County will be directed to an area that is not considered an important agricultural resource. The compact form of the development will provide a long and steady stream of new housing, which will reduce the pressure on more agriculturally productive farms from being developed. Notwithstanding the fact that maintaining agriculture in the face of increasing land, water and energy costs will continue to become increasingly difficult. The Project encourages features that respect the agricultural heritage of the area, such as community gardens and edible landscaping at the Center House.

Guiding Principle 9. Minimize public costs of infrastructure and services and correlate their timing with new development.

HGVS implements this principal because it is a sustainable, compact planned community located in close proximity to existing and planned infrastructure and services. Because of its' compact design, it requires a less extensive road network and infrastructure to meet its' needs. All of the internal streets within the Project are proposed as private streets, but are built to ensure that emergency and safety vehicles can easily access all parts of the site. As private streets they will be maintained by the project HOA, and will not; therefore, require any public costs for their maintenance and upkeep. Services will be phased to ensure they are available when needed. The cost of services will be borne by the residents of the project.

Infrastructure and public services will be funded by the developer or through a financing mechanism that is funded only by HGVS. Payment of transportation impact fees, school fees, and other similar fees will ensure that the cost to the public is minimized. Recreation facilities will be located within the community.

Guiding Principle 10. Recognize community and stakeholder interests while striving for consensus.

HGVS has conducted a multi-year community outreach process including community workshops at the San Diegito Sponsor Group, several presentations and detailed discussions with Harmony Grove/Elfin Forest Town Council members, Escondido Creek Conservancy members, and one-on-one meetings with adjacent property owners. The project was modified in response to the comments and issues raised during these meetings to provide accommodations for horses (such as the provision for an equestrian hitching post and staging areas), increase lot sizes around the perimeter of the site, and incorporate additional fire safety features. Each of these groups may have an opportunity to review and comment on certain future implementation development proposals based on the standards and review authority of each entity.

2. Goals and Policies of the General Plan

The County of San Diego General Plan is intended to guide the long-term development of San Diego County. The General Plan includes various Elements that address different aspects of growth including the following: accommodating population growth and housing needs, influencing the distribution of development in order to protect scarce resources wisely, preserving the natural environment, providing adequate public facilities and services efficiently and equitably, assisting the private sector in the provision of adequate, affordable housing, and promoting the economic and social welfare of the region. Goals, policies, and objectives are provided within each of the Elements to guide future land development and ensure consistency with the County's vision for the future of San Diego County.

General Plan Land Use Element

The Land Use Element includes three regional categories: Village, Semi-Rural, and Rural Lands. Regional categories are intended to provide a framework for the regional distribution of uses that serves as the foundation for the land use map designations, goals, policies, and regulations that guide future development. The current regional category of the project site is "Semi-Rural."

Community Development Model

A major component guiding the physical planning of the County is the Community Development Model. The Community Development Model is implemented by three regional categories – Village, Semi-Rural, and Rural Lands. These categories broadly reflect the different character and land use development goals for the County's developed areas, its lower-density residential and agricultural areas, and its very low-density or undeveloped rural lands. The Community Development Model directs the highest intensities and greatest mix of uses to Village areas while directing lower-intensity uses, such

as estate-style residential lots and agricultural operations, to Semi-Rural areas. The Semi-Rural category may effectively serve as an edge to the Village, as well as a transition to the lowest-density category, Rural Lands, which represents large open space areas where only limited development may occur. The Community Development Model requires that a village be surrounded by a ring of higher density residential development, followed by outer rings of successively lower density residential areas. The intent of the Community Development Model is to guide new development into more compact development as a means to reduce associated impacts. Locating housing closer to retail, services, schools, and jobs and on smaller lots within communities can reduce the size of required infrastructure improvements and the number and length of automobile trips while increasing the efficiency of delivering police, fire, and other public services and enhancing community livability. This model of development likewise allows an increase of open space, natural habitat, and agriculture that can be preserved. Assignment of the land use designations to lands in the County is guided by the goals and policies contained in General Plan, which also reflect the Guiding Principles presented in Chapter 2 of the General Plan and described above.

The following provides a consistency analysis with land use policies regarding assigning land use designations on the General Plan Land Use Map in accordance with the Community Development Model and other related policies (LU-1.1 and LU-1.4.)

General Plan Policy LU 1.1

This Policy provides that land use designations on the Land Use Map are to be assigned in accordance with the Community Development Model and boundaries established by the Regional Categories Map. This does not prevent future amendments to the Regional Land Use Map; rather the Regional Categories Map and the Land Use Maps are graphic representations of the Land Use Framework and the related goals and policies of the General Plan. The Land Use Maps must be interpreted in conjunction with the language of the General Plan's Goals and Policies which expressly provide authority to make future amendments as may be determined appropriate by the County Board of Supervisors. (County of San Diego General Plan, adopted August 3, 2011, page 3-18, which page is incorporated herein by this reference). HGVS will expand HGV Village pursuant to the requirements set forth in General Plan Policy LU-1.4, and will further implement the Community Development Model by concentrating the highest densities of uses closest to HGV while decreasing intensities adjacent to existing larger lot residential development and nearby open space areas.

Community Development Model

HGVS will expand HGV Village and will further implement the Community Development Model by generally concentrating the highest densities of uses closest to HGV while decreasing intensities adjacent to nearby semi-rural uses and open space areas to the west, south, and east of the site. This design allows for the benefits of compact development which include increasing the amount of land that can be preserved contiguous to existing open space areas, decreasing the need for additional infrastructure, and enhancing the walkability of the communities.

Land Use Policy LU-1.4

Policy LU-1.4 permits new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the criteria described in the Policy are met.

Contiguous with an existing or planned Village.

HGV is an existing Village, approved in 2007 as a master planned community that was designed in accordance with the Community Development Model. Its highest densities of uses are concentrated within the “Village Center” with densities decreasing progressively as development moves further away from the village center. The HGV Specific Plan describes the Village Center as a mixed use hub that contains the most dense residential neighborhoods, institutional uses, and office and retail uses. Retail uses include office, administrative and professional services, business support services, convenience sales and personal services, and eating and drinking establishments. HGV was specifically recognized as a Village with urban densities and an urban lifestyle within the context of the greater rural residential community.

The Project site lies physically adjacent or contiguous to HGV. HGVS will be expanding the HGV Village by locating its highest intensities of development contiguous to the Village Center or approximately 2,100 feet (one-half mile) south of HGV. A County public park, designated as Village Regional Category, is adjacent (less than 300 feet) to the HGVS site. The park will provide an additional community gathering place for both HGVS and HGV that creates a unifying focal point for both sites.

Compatible with environmental conditions and constraints.

The Project site’s topography is characterized by a broad, relatively gentle valley bottom in the northern and central portions of the site adjacent to HGV, and moderately steep slopes to the south and northeast. An east-west trending bench extends across the roughly center point on the HGVS site, separating the existing parcels visually into north and south halves. Prominent hilltops and

ridgelines are located south and southwest of the site and are associated with the higher hills located in the Del Dios Highland Preserve (DDHP) and Elfin Forest Recreational Reserve (EFRR), respectively. In particular, slopes exceeding 50% slope are primarily situated in the southern third of the site (identified for permanent set-aside).

The design of HGVS was based on a comprehensive opportunities and constraints analysis that included a review of environmental, topographic, and visual resources. The Project has been designed to preserve the largest block of contiguous open space, maintain existing drainage patterns to the extent feasible, create an opportunity to re-establish a drainage feature that was largely eliminated from the site due to early agricultural activities, balance Resource Protection Ordinance steep slope preservation with biological open space preservation, and maintain significant visual resources.

The proposed development is concentrated mainly in areas of the site that have been previously disturbed and which contain non-native grassland. The more sensitive biological habitat is located in the southern portion of the site and consists of southern mixed chaparral, a small patch of coast live oak woodland, and jurisdictional drainages. HGVS has been designed to preserve approximately 35 acres of contiguous open space within the southern portion of the site, which would be dedicated as required by the County and remain as biological open space. This equates to approximately 31% of the site. The biological open space preserve is primarily possible due to the compact nature of the development.

A new bridge is planned over Escondido Creek which will lift the current roadway out of the water, allowing the creek to return to a more natural state. It would will enhance the wetland areas and provide better quality habitat for fish and birds. The bridge would also create a safer wildlife crossing for species traveling east-west along the creek as they would will pass under the bridge and not cross vehicular traffic.

All onsite grading and improvements for HGVS are designed to avoid the existing 100-year floodplain except for a very small area allocated to a wastewater treatment facility (WWTF) that will be raised out of the floodplain. The Project's grading plan has been designed to fit into the existing topography. Rather than leveling the site, the post graded conditions would follow the natural topography, whenever feasible. The site naturally rises and falls, and the grading has been designed to reflect this pattern.

Finally, the iconic ridgeline surrounding the valley would be preserved. The development would be concentrated in the flatter areas of the site; however, some encroachment into steep slope areas would occur. The Project is requesting a waiver, as allowed by RPO if certain findings may be made, to allow for additional encroachment on certain steep slopes areas to avoid impacts

to other areas of the site that contain significant biological resources that were identified in the draft North County Multiple Species Conservation Program for possible future conservation. This additional encroachment was analyzed in a report entitled “Resource Protection Study (RPO) Steep Slope Waiver,” dated June 24, 2015, by HELIX Environmental Planning (“RPO Study”).

Accommodates the General Plan road network

The HGVS traffic study indicates that the local street system could accommodate the Project. Primary access to HGVS is provided by two Mobility Element roads north of the Harmony Grove Road and Country Club Drive intersection (Country Club Drive continues south from that intersection along the Project’s western boundary). HGVS will reconfigure the intersection at Country Club Drive and Harmony Grove Road to enhance safety and access for pedestrians, bicyclists, and equestrian riders. At the intersection, Country Club Drive would be designed to include four lanes (a dedicated right turn lane, a dedicated left turn lane, and two through lanes) consistent with the configuration of Country Club Drive as it joins Harmony Grove Road from the north. Beginning at the Escondido Creek bridge, the roadway would transition to three lanes. The roadway network proposed by HGVS would improve multi-modal circulation and implement the County’s Community Trails Master Plan. All of the streets within the Project site are proposed as private streets but are built to ensure that emergency and safety vehicles can easily access all parts of the site. HGVS is also located approximately three miles from the closest transit stations (Nordahl Road Sprinter Station and the Escondido Transit Center), and approximately two miles west of the I-15 and SR-78 intersection.

HGV South would not result in any significant direct impacts to County roadways within the General Plan road network. Cumulative impacts would be addressed either through the TIF or by other mitigation measures.

Public facilities and services support expansion

Compliance with General Plan Policies, County ordinances, and mitigation measures identified through the environmental review process and project approval process would ensure that public facilities and services needed to support HGVS would not result in a reduction of services to other county residents. HGVS would be required to provide the infrastructure and facilities needed to provide services to the Project either directly or through the payment of fees. (Policy LU-12.1) A phasing plan has been provided as a part of this Specific Plan to ensure that such facilities would be available at the appropriate time. (Policy LU-12.2) Service Providers would be required to provide “will-serve” letters indicating that they can provide service to HGVS prior to the recordation of final maps and the issuance of any building permits for the Project. (Community Facility Availability Forms have been received from

service providers indicating that service will be available to HGVS. County Policy I-84.)

The RSFFPD is currently responsible for providing emergency services to the project. The RSFFPD submitted an application to the Local Area Formation Committee (LAFCO) to expand its jurisdiction to cover the project area. The application has been ratified by LAFCO and RSFFPD has received final approval from the State of California. HGVS would be required to pay development impact fees pursuant to the County's Fire Mitigation Fee Ordinance, Sec. 810.301, et seq., to fund its fair share of the capital facilities and equipment needed to serve HGVS. The fee is collected to fund capital facilities and equipment needed to serve new development. (Section 810.308) Since a new fire station is being constructed approximately 1.3 miles from the most distant structure, fees collected under this Ordinance could go to pay for other equipment or facilities needed by the fire district serving HGVS. The ongoing costs of providing services to the Project would be provided by existing property taxes and any special assessments imposed on property owners to fund such services. HGVS may decide to annex into an existing community facility district or establish its own assessment district.

A Sewer Master Plan has been prepared for HGVS for review by the County. Several options for providing wastewater service to HGVS have been analyzed. Sewer facilities or improvements may be constructed onsite as needed to serve the Project. HGVS would be served by the Rincon/Diablo Water District with water service being extended to the site. Drainage and water quality facilities would be constructed on-site by the applicant. HGVS is located in the Escondido Union Elementary and High School Districts and would be required to pay the appropriate fees as required by State law. Although there are no schools located in HGV or HGVS, there are some schools presently assigned to serve the area.

Consistent with the scale and orderly and contiguous growth of HGV

HGV was designed to implement the Community Development Model by concentrating the highest densities of uses within a "Village Center" and decreasing the density progressively as development moves further away from the Village Center. HGV's Village Center is surrounded by a variety of single-family residential uses on lots that range in size from approximately 2,500 square feet near the Village Center to 1.5 acres further away from the core. HGV is designed so that homes and lots will be smaller near the core and "more cottage-like." Over two-thirds of all residences within HGV will be located within the Village Center, or approximately 519 homes. HGV was intended to create a community with an appropriate density that can support convenience retail and commercial uses with the net result of establishing a concentrated use pattern at the center and a less dense development pattern at the perimeter.

HGVS will be expanding the HGV Village by locating its highest intensities of development contiguous to the Village Center. The proximity of the Project's densest residential neighborhoods to HGV and its Village Center, an area described in HGV's Specific Plan as the heart of the community, illustrates the contiguous nature of these areas and how they are part of the same compact, walkable village. Residents will be encouraged to walk to amenities and services that are within half (½) a mile (approximately 2,100 feet), and less than a 10-minute walk from both the HGV Village Center and the commercial/civic uses of HGVS. Approximately 53 acres of HGVS is designated as Village Residential. Within this core area, the Specific Plan provides for a maximum of 423 dwelling units, which equates to a density of approximately 8 dwelling units per acre (du/ac). This is consistent with the density for the Village Center (Planning Area 1) of the adjacent HGV Specific Plan of approximately 8.7 dwelling units per acre. This design allows for the benefits of compact development which include increasing the amount of land that can be preserved contiguous to existing open space areas, decreasing the need for additional infrastructure, and enhancing the walkability of the communities. Surrounding the Village Residential designation along the western, southern, and eastern perimeter, the remaining 58 acres of HGVS is designated Semi-Rural Residential with a density of 0.5 dwelling units per acre. Up to 30 dwelling units are proposed within this Semi-Rural Residential area in addition to open space. This establishes a development pattern that is less dense around the perimeter.

Country Club Drive will be improved to enhance the Project's connection with the HGV Village Center and a multi-use pathway will provide a pedestrian linkage to both HGV and HGVS. In particular, a north-south, multi-use trail (10 feet in width), was planned as part of the County's Community Trails Master Plan and the HGV Specific Plan. The 10 foot trail runs along the west side of Country Club Drive, via the bridge over Escondido Creek to the south entry of HGVS and will connect HGV's Village Center directly to HGVS. The HGV Specific Plan intended that this decomposed granite trail establish an important walkable link between HGV's Village Center, the Equestrian Ranch, HGVS and other multi-use trails that extend further south and connect to the Del Dios Highlands Preserve and Elfin Forest Recreational Reserve. The Project will also enhance connections to HGV by encouraging pedestrian activity along Country Club Drive by providing a five to six foot pathway along the east side of Country Club Drive and by providing landscaping, shade trees, and interpretive signage. A bridge is planned to be constructed over Escondido Creek to replace the existing substandard "Arizona" crossing. This bridge would further enhance the connection between HGVS and HGV.

The proximity of the Project's higher density, residential neighborhoods to HGV and its Village Center decreases the need for infrastructure, spreads the associated maintenance costs over a larger base, and allows services to be provided in a more efficient manner. Currently, HGV consists only of single-

family homes that range in price from the mid \$500,000s to the mid \$800,000s. The Project has been designed to provide a wider range of housing options that are not only compatible with the housing options of HGV but also enhance the viability of the commercial uses located in the adjacent Village Center. Both HGV and HGVS, when combined, create a range of housing opportunities that will result in an economically vibrant community.

As discussed above, HGVS's lower density uses are located around the perimeter of the site and transition into the surrounding Semi-Rural uses. The project's highest densities would be located in the northern and central portions of the site to avoid impacting the combined sensitive habitats and steep slopes located in the southern part of the site.

Consistent with community character

HGVS is proposing to expand the HGV village in a manner that is consistent with the community character of HGV and the surrounding areas. The Community Plan identifies HGV as a residential village composed of four planning areas that includes a pedestrian-oriented mixed-use core that combines commercial, residential, live/work, recreational and public uses along with open space, green belt system, creek channels, and an equestrian ranch. The Community Plan emphasizes the need for HGV to preserve the unique features of a rural lifestyle while integrating the urban lifestyle of a Village. In approving HGV, the County determined that it was a logical extension of an urban designation and was considered compatible with the existing character of the community and the more urban uses of the surrounding jurisdictions. (HGV Specific Plan, Page 124.) A system of recreational multi-use trails is required to connect the most urban center with the larger homes at the periphery of the Specific Plan area with the existing residential community. Design features that are compatible with a rural equestrian theme are encouraged to be used in HGV.

HGVS is proposing to expand the HGV village to become part of the same compact, walkable community that will be connected by an integrated network of multi-use trails and pathways. HGVS features the most intense uses within a ½ mile of the adjacent HGV Village Center where HGV's highest densities are also located. The Project has been designed to provide a wider range of housing options that are not only compatible with the housing options of HGV but also enhance the viability of the commercial uses located in the adjacent Village Center. Both HGV and HGVS, when combined, create a range of housing opportunities that will result in an economically vibrant community.

HGVS will provide a transition from the existing surrounding semi-rural and rural uses by maintaining the perimeter of the site within the existing Semi-Rural regional category. Lower intensity single-family uses (typically with larger lot sizes) would be located within this area in addition to designated open space. These designated open space areas would reduce visual effects along

the Project's perimeter, provide views to natural areas, and contribute to a rural and open environment.

The design principles outlined in the Specific Plan will ensure that the community character will be upheld. In particular, the Project's Design Guidelines are intended to ensure overall cohesiveness between HGVS and HGV. HGVS is designed to accommodate a system of interconnected trails and pathways that encourage pedestrian and bicycle activity and establish important links to Harmony Grove Village, the Del Dios Highlands Preserve, and the Elfin Forest Recreational Reserve. HGVS proposes to utilize consistent street trees, similar planting materials, lighting, signage, walls, fences, and architecture to provide a continuous link between HGV and HGVS, strengthening the concept that the two communities constitute one unified village. The architectural design is rural in inspiration and is described as Western Farmhouse/Cottage; the style reflects a quaint, casual character that is compatible with the look of the rural character and agricultural heritage the Harmony Grove community. The Project's architectural design guidelines identify elements that should be used to reduce the apparent size, bulk, and scale of proposed buildings. The smaller lot single-family development would replicate the character and design of the existing development, which reflects rural, farmhouse styles. Multi-family housing types would be designed to appear as detached single-family homes or re-purposed rustic/agricultural buildings. Parking would be located internal to the development.

The north central and southwestern portions of the site are relatively flat. RPO steep slopes occur in the northeastern corner, the southeastern region, the southern tip of the site, and a couple of isolated areas in the central western portion of the site. The Project's encroachment onto RPO steep slopes is limited to isolated and insignificant steep slopes that are not highly visible. The steep slope areas where encroachment would occur are considered insignificant because the slopes are not visually notable or interesting topographic features, not part of an identifiable peak, promontory, or ridgeline, and are not perceived as an integral element of the surrounding peaks that are a part of the Harmony Grove setting.

LU-14.4 Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:

- ***When necessary for public health, safety, or welfare;***
- ***Within existing sewer district boundaries;***
- ***When necessary for a conservation subdivision adjacent to existing sewer***

- facilities; or*
- *Specifically allowed in the community plan.*

HGVS will be consistent with this Policy upon its designation as a Village which allows it to provide sewer services by one of the options identified in its Sewer Master Plan. In particular, HGVS is proposing to amend the General Plan Regional Land Use Map to re-designate the portion of the site in which development will occur and sewer services will be provided to “Village” pursuant to Policy LU- 1.4, as an expansion to the existing HGV Village. HGVS will also amend Figures 1 and 3 of the Community Plan to adjust the current Village Boundary Line to incorporate HGVS within the HGV Village Boundary lines. The General Plan allows for the expansion of an existing village under the circumstances outlined in Policy LU- 1.4 resulting in a need to adjust the Boundary line for internal consistency with the General Plan.

The sewer system has been planned and sized to serve HGVS for the densities depicted by the Specific Plan. A Sewer Master Plan was prepared for HGVS in which several options for providing wastewater service to the Project were identified and analyzed. There are three wastewater treatment system scenarios that could be used to serve the Project. These three options include the following: 1) utilization of the existing Harmony Grove Village Water Reclamation Facility with no additional construction, 2) construction of either a stand-alone wastewater treatment plant for HGVS or installation of a new package membrane bioreactor plant; or 3) construction of a facility that could be integrated with the existing Harmony Grove Village facility, to maximize utilization of the existing plant.

General Plan Mobility Element

The Mobility Element includes twelve goals. Three of these (Goals 1, 3 and 4) require road networks that are interconnected and safe and designed for all users in a manner that is compatible with their context. The HGVS traffic study indicates that the local street system could accommodate the Project. The roadway improvements proposed by HGVS would improve the function of the Country Club Drive and Harmony Grove Road intersection and enhance safety, and access for pedestrians, bicyclists, and equestrian riders. All internal roads are private, designed to accommodate Project traffic and will be built in compliance with applicable fire safety standards and approved dead end road length modifications, ensuring safety. Country Club Drive will be widened to three 12 foot wide travel lanes throughout HGVS from the southernmost Project entrance northerly to include the Escondido Creek Bridge, so that no structure will be located more than 800 feet from that extra lane. However, an effort has been made to design roadways consistent with the surrounding character. For example, they have been sited to conform to the topography to the extent feasible, they take on a curvilinear alignment to reflect the rural character of the area, and DG or similar soft surface material pedestrian trails

are proposed rather than concrete sidewalks. HGVS will also provide three separate access ways off of Country Club Drive. These three access ways are part of a looped interior road system so if one or both of the southern roads are blocked, the northern roadway would still be accessible by all residents. Transportation facilities will be phased with and equitably funded by the developer.

Goals 4 and 12 encourage walkability and the creation of trails that, again, encourage walking and biking instead of driving. Multi-modal modes of travel would be provided throughout HGVS. Multi-use trails, pedestrian walkways, sharrows, an equestrian hitching post, and equestrian staging areas have been incorporated to serve pedestrians, bicyclists, and equestrian riders. Country Club Drive will be redesigned to encourage pedestrian activity. Additional landscaping, shade trees, and interpretive signage will also be provided to promote walking. HGVS includes sidewalks and paseos along streets within the village and hard and soft surface trails through the open space. (Attached to the EIR is a complete analysis of each Mobility Policy and its applicability to the Project)

Chapter 5 – Conservation and Open Space Element

The Conservation and Open Space Element seeks to conserve and protect all resources to “ensure that they are available for the future.” This element includes twenty-four goals. Goals 1, 2, and 3 ensure that the natural environment is protected and remains sustainable. HGVS has been designed to preserve the largest block of contiguous open space, maintain existing drainage patterns to the extent feasible, create an opportunity to re-establish a drainage feature that was largely eliminated from the site due to early agricultural activities, balance Resource Protection Ordinance (RPO) steep slope preservation with biological open space preservation, and maintain significant visual resources.

The development would be concentrated mainly in areas of the site that have been previously disturbed and which contain non-native grassland. The more sensitive biological habitat is located in the southern portion of the site and consists of granitic southern mixed chaparral, a small patch of coast live oak woodland, and jurisdictional drainages. HGVS has been designed to preserve approximately 35 acres of contiguous open space within the southern portion of the site, which would be dedicated as required by the County as biological open space. This equates to approximately 31% of the site. The biological open space preserve is primarily possible due to the compact nature of the development.

Chapter 6 – Housing Element

The Housing Element includes six Goals and related policies; however, only some of these policies are relevant to private developments like HGVS. Regional access to HGVS is via Interstate 15 and State Route 78 and local access to the area is via Harmony Grove Road and Country Club Drive. HGVS is located within the part of the region in which there are 10 incorporated cities that contain over one million existing residents (approximately one-third of the region) and are home to an estimated 500,000 jobs. Uses within the region include a mix of suburban and urban developments. Palomar Medical Center is located approximately two miles to the north and Stone Brewery is located approximately one and a half miles to the north as a crow flies. HGVS is located where public services and infrastructure are available. In particular, the Project will be served by the Rincon/Diablo Water District with water service being extended to the site. The RSFFPD submitted an application to the Local Area Formation Committee (LAFCO) to expand its jurisdiction to cover the project area. The application has been ratified by LAFCO and RSFFPD has received final approval from the State of California. The HGVS Specific Plan lies within the jurisdiction of the EUSD which serves grades K-8 and the ESHSD which serves grades 9-12. (Policy H-1.3).

HGVS proposes to expand the existing HGV Village and will provide a variety of housing types and densities that will provide new opportunities that do not currently exist in HGV, such as multi-family units. The center of HGVS features a compact development with a mix of residential home types and a commercial/civic use area. (Policies H-1.6). The development has been designed to incorporate open space and recreational facilities throughout the site. HGVS will provide commercial/civic uses, a community trail throughout the Project site, open space buffers, and public and private parks. Additional public and private parks, including community gardens, are scattered throughout the site to enhance the quality of life for residents. (Policy H-2.2)

The objective of the Project is to provide an environmentally sensitive, residential community that is compatible with the character of the surrounding area and preserves the existing natural open space, landforms, and topography. HGVS proposes to expand the existing HGV Village and will provide a variety of housing types and densities that are complementary with HGV. It is designed to encourage residents to walk to amenities and services provided both within HGVS's commercial/civic zone and HGV's Village Center. The architectural style is compatible with the contiguous HGV and existing surrounding residences. HGVS also recognizes the highly varied, eclectic nature of the historic Harmony Grove Spiritualist Association and is complementary to the compact clustering of this land use. Lower-intensity residential uses are located around the perimeter of the site, providing transitions into the existing surrounding semi-rural residential and open space uses. Design guidelines

within the Specific Plan are intended to ensure that the development complements the character of the surrounding area (Policies H-2.1)

Chapter 7 – Safety Element

The Safety Element includes some fifteen goals. In designing HGVS, every effort has been made to ensure that it meets or exceeds the Goals and the Policies of this Element.

Fire Protection

The Fire Protection Plan was prepared by Dudek (2015) to assess the potential impacts resulting from wildland fire hazards and identify appropriate protective measures. The SDCFA was responsible for providing emergency services to the project through the Elfin Forest/Harmony Grove Volunteer Fire Department and was the Fire Authority Having Jurisdiction (FAHJ). The RSFFPD submitted an application to the Local Area Formation Committee (LAFCO) to expand its jurisdiction to cover the project area. The application has been ratified by LAFCO and RSFFPD has received final approval from the State of California. (Policy S-3.4)

The Fire Protection Plan shows that RSFFPD will have full response capability and capacity to respond to fire emergency incidents for the HGVS. The Project has been designed to accommodate fire and emergency accessibility. Fire service and emergency services would be provided to the project in a safe manner as discussed in the FPP. Fire services would be provided from the new fire station being built within HGV, approximately 1.3 miles from the most distant structure of HGVS. Emergency services would be provided to all Project lots (including the most distant) within 2 minutes and 50 seconds, which is well below the General Plan's 5-minute travel time standard. (Policy S-6.4) The FPP provides a detailed discussion of secondary access and how the Project would meet the intent of the code through a layered and redundant fire protection and evacuation system. (Policy S-3.5) The Project's water supply will meet the water supply requirements of the San Diego County's Consolidated Fire Code and County of San Diego Fire Code. (Policy S-6.1) HGVS will also comply with the County's fuel management zone requirements and exceed these requirements as described in the Fire Protection Plan. (Policy S-3.6 and S-4.1) Fire resistant landscaping and ignition-resistant construction standards will be used for the Project. (Policies S-3.3, S-3.6, and S- 3.7)

Law Enforcement

HGVS lies within San Diego County Sheriff's master beat number 367, which is serviced from the San Marcos Sheriff's Station located at 182 Santar Place in San Marcos. This station is approximately 4.5 miles from the Project. Police protection services for the Proposed Project; therefore, would be provided

through the San Diego County Sheriff's Department, under contract with the City of San Marcos. (Goal S-13 and Policy S-13.1)) HGVS will provide a roadway network that will provide access for law enforcement personnel throughout the site. (Policy S-14.1)

Chapter 8 – Noise Element

The Noise Element includes six goals designed to ensure that the population is not exposed to excessive noise levels. HGVS complies with all policies which implement the Noise Element goals. For example, Policy N 1.2, noise management strategies, is addressed through Project design. The interconnected road network disperses traffic throughout HGVS. Roads are designed to serve the Project and to keep speeds at a reduced level. Other noise generators, such as the wastewater treatment plant, are located away from residential areas and contained in enclosed buildings.

3. San Dieguito Community Plan: Elfin Forest and Harmony Grove Community Plan

The San Diego County General Plan is augmented by community and sub-area plans. Community plans must be consistent with the General Plan but can provide additional guidance that reflects the unique nature of each unincorporated community. The General Plan has clearly delineated the relationship between the General Plan and the County's community plans. Community plans must be internally consistent with the General Plan's Goals and Policies and cannot be used to undermine the policies of the General Plan. This means that community plans must be read and interpreted in the context of the goals and policies set forth in the General Plan. (General Plan Policy LU-2.2) This policy in particular should be used for guidance when addressing this Project's consistency with Goals and Policies of the Community Plan.

HGVS proposes to amend the Community Plan to add the Project as an independent but compatible component of the HGV Specific Plan Area, revise portions of the Community Plan text for General Plan conformance, and amend Figures 1 and 3 of the Community Plan to adjust the Village Boundary Line.

Adding HGVS to the HGV Specific Plan Area

HGVS will expand HGV Village pursuant to the requirements set forth in General Plan Policy LU-1.4, and will further implement the Community Development Model by concentrating the highest densities of uses closest to HGV while decreasing intensities adjacent to semi-rural land uses and nearby open space areas. The Project proposes to modify the text of Chapter 6 of the Community Plan to add the Project as an independent but compatible component of the HGV Specific Plan Area. The Project proposes to amend

the Community Plan to insert text that will describe the Project and its relationship with HGV as an independently approved Specific Plan. Although the distribution, location, and uses of land within the Project will be controlled by its Specific Plan; the Project's design features and design guidelines will be compatible with similar provisions found in HGV's Specific Plan. Also, the Project will generally follow as appropriate the "concepts for land use" described in the Community Plan for HGV. Some additional policies will be added to Chapter 6 of the Community Plan to explain further its connection with HGV.

Adjustment to Growth Boundary line

General Plan Policy LU-1.1 provides that land use designations on the Land Use Map be assigned in accordance with the Community Development Model and boundaries established by the Regional Categories Map. This does not prevent future amendments to the Regional Land Use Map; rather the Regional Categories Map and the Land Use Maps are graphic representations of the Land Use Framework and the related goals and policies of the General Plan. Similar to the Land Use Maps of the General Plan, the Village Boundary Line shown on Figures 1 and 3 of the Community Plan must be viewed in conjunction with the language of the General Plan's Goals and Policies which expressly provide authority to make future amendments as may be determined appropriate by the County Board of Supervisors. (County of San Diego General Plan, adopted August 3, 2011, page 3-18, which page is incorporated herein by this reference.)

HGVS intends on amending Figures 1 and 3 of the Community Plan to incorporate HGVS within the Village Boundary and revise related portions of the Community Plan text. Although the Community Plan currently identifies the existing "Harmony Grove Village Boundary" as the only area in which development should be directed, the General Plan allows for the expansion of an existing village under the circumstances outlined in Policy LU- 1.4. Since community plans cannot be interpreted in a manner that would undermine the policies of the General Plan or limit the discretion of the Board of Supervisors, the current placement of the Village Boundary does not preclude the BOS from approving HGVS and amending the current Village Boundary to cover HGVS.

Revise Community Plan text for General Plan conformance

Even though community plans are an integral part of the County's General Plan, these documents must still be internally consistent with the General Plan's goals and policies of which they are a part. In other words, community plans cannot undermine the policies or intent of the General Plan.

The General Plan clearly anticipated that established, or planned villages could be subject to future expansion consistent with the requirements of Policy LU-

1.4. It also recognized the need to accommodate future growth in the County. The General Plan states that it is intended to be a dynamic document and must be periodically updated to respond to changing community needs. (Any amendments will be reviewed to ensure that the change is in the public interest and would not be detrimental to public health, safety, and welfare. (County of San Diego General Plan, adopted August 3, 2011, Page 1-15) The General Plan states that "the policies contained within this General Plan were written to be a clear statement of policy but also to allow flexibility when it comes to implementation. Policies cannot be applied independently; rather, implementation of the policies must be balanced with one another. For example, a policy to conserve open space is not a mandate for the preservation of 100% of the existing undeveloped land in the County. It must be balanced with other policies that allow development and other uses of the land." (General Plan, p. 1-5.)

The Project proposes to amend Community Plan Policy LU-2.2.1 in order to clarify any potential conflicts between the General Plan and the Community Plan, Policy LU-2.2.1 would be amended as follows:

Policy LU-2.2.1 Ensure that ~~the number of urban residences does not greatly exceed that of the rural residences~~ residential and equestrian character of in the greater unincorporated communities of Harmony Grove and Eden Valley are maintained by adherence to the Community Development Model and the Community Plan Policies set forth in Section 1.1 "Community Character."

This amendment would not undermine the underlying intent of the Community Plan in that LU-2.2.1 was enacted to preserve the rural residential and equestrian character of Harmony Grove while still accommodating growth. (See Goal LU-2.2). Rather the amended language would clarify any potential conflicts between General Plan Policies related to accommodating future growth and the Community Plan. The new revised policy will require adherence to the Community Development Model and the community character policies of the Community Plan for Harmony Grove; but would not freeze any future land use decisions or undermine General Plan Policies that are related to accommodating future growth, such as General Plan Policy LU-1.4.

Unlike typical isolated urban, clustered or suburban designed development, HGVS is proposing to expand the existing HGV Village pursuant to the requirements set forth in General Plan Policy LU-1.4. This Policy permits new Village Regional Category designated land uses only when contiguous with an existing or planned Village, all of the criteria described in the Policy are met, and the Community Development Model is implemented. Development under General Plan Policy LU-1.4 prevents pockets of clustered urban development from occurring by ensuring that development be located contiguous to an existing village thereby preserving the community's surrounding semi-rural and

open space land. The Community Development Model requires HGVS to concentrate the highest densities of uses closest to HGV and decrease intensities transitioning out towards the semi-rural uses and open space areas to the west, south, and east of the site. Lower intensity single-family uses (typically with larger lot sizes) would be located within this area in addition to designated open space. These designated open space areas would reduce visual effects along the Project's perimeter, provide views to natural areas, and contribute to a rural and open environment ensuring that the residential and equestrian character of the surrounding Harmony Grove community is maintained.

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Appendix A – 200' Specific Plan Map



Specific Plan Map

Harmony Grove Village South

Appendix B – Project Facility Availability Forms



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____

F

Owner's Name: RCS Harmony Partners LLC Phone: 619.930.5435

Owner's Mailing Address: 2305 HISTORIC DECATUR ROAD SUITE 100 Street: _____

City: SAN DIEGO, CA State: CA Zip: 92106

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:
☐ Boundary Adjustment
☒ Rezone (Reclassification) from A70 MRR to SBB zone.
☐ Major Use Permit (MUP), purpose:
☐ Time Extension... Case No.
☐ Expired Map... Case No.
☒ Other GPA
- B. ☒ Residential... Total number of dwelling units 453
☐ Commercial... Gross floor area
☐ Industrial... Gross floor area
☐ Other... Gross floor area
- C. Total Project acreage 41.0 Total lots 242 Smallest proposed lot 0.03 Acres

Assessor's Parcel Number(s)
(Add extra if necessary)

235-011-06-00

238-021-08-00

238-021-09-00

238-021-10-00

Thomas Guide, Page _____ Grid _____

Project address _____

Street _____

Community Planning Area/Subregion _____

Zip _____

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____

Date: 6.15.16

Address: 2305 HISTORIC DECATUR ROAD (See above)

Phone: 619.930.5435

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Rancho Santa Fe Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:

2604 Overlook Point Dr., 1.3 miles

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 2.85 minutes.
- C. ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
☐ District conditions are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☐ Within the proposed project _____ feet of clearing will be required around all structures.
☒ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____

Print Name and Title

Tony J. Michel, Fire Chief

Phone: (858) 756-5971

Date: 6-16-16

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

Board of Directors

David A. Drake, President
Diana L. Towne, Vice President
James B. Murtland, Treasurer
Dr. Gregory M. Quist, Director
Erin R. Lump, Director



General Manager
Greg Thomas

General Counsel
Redwine and Sherrill

August 20, 2015

County of San Diego
Planning & Development Services
Zoning Counter
5510 Overland Ave., Ste. 110
San Diego, CA 92123

Subject: Project Facility Availability – Water
David Kovach, RCS Harmony Partners, APN 235-011-06, 238-021-08, 09 & 10

As you are aware, the Rincon del Diablo Municipal Water District (Rincon) filled out a Project Water Facility Availability Form for the subject project and included comments via an attached letter dated January 30, 2015 (January letter). Because of the continuing drought conditions, the County has requested that Rincon provide an update to the January letter. This letter, along with the January letter, shall provide our collective comments on the project.

On April 1, 2015, the Governor issued Executive Order B-29-15 proclaiming a continued state of drought emergency and mandated a 25% reduction in water use across the State. He further tasked the State Water Resources Control Board to develop guidance and regulations to obtain the 25% reduction.

The January letter referenced Rincon being in a mandatory Level 2 Drought Alert, where the district was not suspending the installation of new water meters for projects. Since the issuance of the Governor's Order, Rincon remains in a Level 2 Drought Alert but the ordinance has been modified where the availability of meters for projects are to be considered on a case-by-case basis. Therefore, the ability to serve this project will still depend on the drought conditions when the project is submitted for approval and will depend on restrictions placed by our water wholesalers, Metropolitan Water District and the San Diego County Water Authority, and subsequent actions by Rincon's Board of Directors.

We appreciate the opportunity to update our comments. If you have any questions or require additional information, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Randy Whitmann', with a long horizontal flourish extending to the right.

Randy Whitmann, Senior Engineer



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

David Kovach, RCG Harmony Partners, LLC (949) 300-6742
 Owner's Name _____ Phone _____
 Kovach Group of Companies 2305 Historic Decatur
 Owner's Mailing Address _____ Street Road Suite 100
 San Diego CA 92106
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

W

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance
☐ Boundary Adjustment
☒ Rezone (Reclassification) from A70 & RR to S88 zone.
☐ Major Use Permit (MUP), purpose:
☐ Time Extension...Case No.
☐ Expired Map...Case No.
☒ Other GPA from SR0.5 to VR10.9 and SR0.5
- B. ☒ Residential Total number of dwelling units 453
☐ Commercial Gross floor area
☐ Industrial Gross floor area
☐ Other Gross floor area
- C. ☒ Total Project acreage 111 Total number of lots _____
- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

Assessor's Parcel Number(s)
 (Add extra if necessary)

235-011-06

238-021-08

238-021-09

238-021-10

Thomas Guide Page 1129 Grid C7

south of Harmony Grove Road & east of Country Club
 Project address Street

San Dieguito Community Plan/Harmony Grove
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 1/27/15
 Address: 2305 Historic Decatur Road Suite 100 Phone: (949) 300-6742

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

- District Name: Rincon Del Diablo MWD Service area: ID-1
- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the
 capital facility plans of the district. Explain in space below or on attached _____ (Number of sheets)
☐ Project will not be served for the following reason(s): _____
- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date. See attached letter.
- D. ☒ How far will the pipeline(s) have to be extended to serve the project? Subject to analysis and looping fees.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is
 withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] Print Name: Randy Whitmann
 Print Title: Senior Engineer Phone: 760 745 5522 Date: 1/30/15

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT.
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



Board of Directors

Dr. Gregory M. Quist, President
David A. Drake, Vice President
Diana L. Towne, Treasurer
James B. Murtland, Director
David L. Draper, Director



*A Public Agency Serving the
Greater Escondido Valley Since 1954*

General Manager

Greg Thomas

Board Secretary

Thomas Butler

General Counsel

Redwine and Sherrill

January 30, 2015

County of San Diego
Planning & Development Services
Zoning Counter
5510 Overland Ave., Ste. 110
San Diego, CA 92123

Reference: Project Facility Availability – Water
David Kovach, RCS Harmony Partners, APN 235-011-06, 238-021-08, 09 & 10

Gentlemen:

The above referenced project lies within the Rincon Del Diablo Municipal Water District's (Rincon's) Improvement District 1 (ID 1) service area. At this time, it is eligible to receive water for fire and normal domestic use following completion of the required facilities, in accordance with all District Rules and Regulations.

Please be advised that in response to critical water issues throughout the State, on August 11, 2014, the Board of Directors of Rincon issued a mandatory Level 2 Drought Alert as defined in the Drought Response Plan (Ordinance No. 08-120) and as amended in Resolution No. 14-04. The amended Resolution provides that at this time, Rincon will not suspend consideration of water availability certifications for all commercial projects and residential projects of more than one home, but may consider that action at a later date. If the current drought continues, Rincon may be forced to re-evaluate the Level 2 Drought Alert and impose further restrictions such as the suspension of new potable water availability certifications and rescinding outstanding certifications. Therefore, Rincon will re-evaluate water availability for this project at the time the plans are submitted and we are requested to determine requirements necessary to serve the project. The drought levels in Rincon's Drought Response Plan support those set by our wholesaler, the San Diego County Water Authority.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Whitmann".

Randy Whitmann
Senior Engineer



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

2015-10

Please type or use pen

David Kovach, RCS Harmony Partners, LLC (949) 300-6742

Owner's Name Phone

Kovach Group & Companies 2305 Historic District Road

Owner's Mailing Address Street SUITE 100

San Diego CA 92106

City State Zip

ORG _____

ACCT _____

ACT _____ DPWWWDPOSSAL

TASK _____

DATE _____ AMT \$ 15⁰⁰

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: _____
- ☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
- ☒ Specific Plan or Specific Plan Amendment
- ☒ Rezone (Reclassification) from A70 & RR to S88 zone
- ☐ Major Use Permit (MUP), purpose: _____
- ☐ Time Extension... Case No. _____
- ☐ Expired Map... Case No. _____
- ☒ Other GPA from SR0.5 to VR10.9 and SR0.5

Assessor's Parcel Number(s)
 (Add extra if necessary)

235-011-06

238-021-08

238-021-09

238-021-10

- B. ☒ Residential Total number of dwelling units 453
- ☐ Commercial Gross floor area _____
- ☐ Industrial Gross floor area _____
- ☐ Other Gross floor area _____

C. Total Project acreage 111 Total lots _____ Smallest proposed lot _____

- D. Is the project proposing its own wastewater treatment plant? ☒ Yes ☐ No
- Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

Thomas Gulde Page 1129 Grid C7

south of Harmony Grove Road & east of Country Club Drive

Project address Street

San Dieguito Community Plan/Harmony Grove 92029

Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.

OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: ALICIA Date: _____

Address: 2305 Historic Decatur Road Suite 100 Phone: (949) 300-6742

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name SAN DIEGO COUNTY Service area SANITATION DISTRICT

- A. ☐ Project is in the District.
- ☒ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
- ☐ Project is not in the District and is not within its Sphere of influence boundary.
- ☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____

- ☐ Project will not be served for the following reason(s):

* AVAILABLE SUBJECT TO ATTACHED CONDITIONS.

- C. ☐ District conditions are attached. Number of sheets attached: _____
- ☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
- ☐ District will submit conditions at a later date.

- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is drawn, unless a shorter expiration date is otherwise noted.

Signature: Jeff Bosway Print Name and Title: JEFF BOSWAY - UNIT MGR. Phone: (8) 694-2711 Date: 3/3/15

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego CA 92123



ATTACHMENT

Sewer facilities to serve the project may be available subject to the following conditions:

1. Applicant must identify and evaluate all potential sewer service providers/agencies and demonstrate that the San Diego County Sanitation District ("District") is the superior preferred alternative based on economic and operational considerations.
2. Project must be annexed into the District and its Sphere of Influence by the Local Agency Formation Commission (LAFCO) in conformance with the California Government Code.
3. District approval of a project sewer study that addresses, at a minimum, the following elements: estimated sewage generation; identification of all required wastewater collection, treatment/reclamation, and storage facilities; preliminary design and layout of the facilities; identification of all costs associated with on-going maintenance and operation of the facilities; and financial analysis demonstrating how on-going facility costs could be funded by revenue generated from within the project without charging unreasonable fees to customers, as determined by the District.
4. Applicant will be responsible to fund and construct required facilities; to fund all plans, designs, and required studies; to obtain and pay for all necessary regulatory and operational permits; and to pay all costs associated with easement acquisition, annexation into the District, and any necessary agreements/improvements required by other agencies.
5. Applicant will also be responsible for all future conditions that may be placed on the project, including but not limited to: submission of facility plans, construction plans, and permitting plans, all to the satisfaction of the District.
6. Applicant must satisfy all conditions of map approval and improvement agreements, including construction by the developer and acceptance by the District of any necessary on-site or off-site sewerage facilities, property, and easements.



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

Sc

David Kovach, ROG Harmony Partners (949) 300-6742
 Owner's Name Phone
 Kovach Group of Companies 2305 Historic Decatur
 Owner's Mailing Address Street Road Suite 100
 San Diego CA 9206
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____
 ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT

- ☒ Rezones changing Use Regulations or Development Regulations
☒ General Plan Amendment
☒ Specific Plan
☐ Specific Plan Amendment

Assessor's Parcel Number(s)
 (Add extra if necessary)

235-011-06	
238-021-08	
238-021-09	
238-021-10	

B. DEVELOPMENT PROJECT

- ☐ Rezones changing Special Area or Neighborhood Regulations
☒ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

Thomas Guide Page 1129 Grid C7
 south of Harmony Grove Road & east of Country Club Drive
 Project address Street
 San Diego Community Plan/Harmony Grove 92029
 Community Planning Area/Subregion Zip

- C. ☒ Residential Total number of dwelling units 453
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- D. ☐ Total Project acreage 111 Total number lots _____

Applicant's Signature: [Signature] Date: _____

Address: 2305 Historic Decatur Road Suite 100 Phone: (949) 300-6742

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

Escondido Union School District

If not in a unified district, which elementary or high school district must also fill out a form?

District Name:

Escondido Union High School District

Indicate the location and distance of proposed schools of attendance.

Elementary: Bernardo School miles: 4.7
 Junior/Middle: Del Dios Academy of Arts & Sciences miles: 2.9
 High school: _____ miles: _____

- ☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature

Administrative Analyst

Cindy L. Kroon

Print Name

760-432-2195

Print Title

Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



PDS-399SC (Rev. 09/21/2012)



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Sc

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

David Kovach, RCG Harmony Partners (949) 300-6742
 Owner's Name Phone
 Kovach Group of Companies 2305 Historic Decatur
 Owner's Mailing Address Street Road Suite 100
 San Diego CA 9206
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____
 ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT

- ☒ Rezones changing Use Regulations or Development Regulations
☒ General Plan Amendment
☒ Specific Plan
☐ Specific Plan Amendment

Assessor's Parcel Number(s)
 (Add extra if necessary)

235-011-06

238-021-08

238-021-09

238-021-10

B. DEVELOPMENT PROJECT

- ☐ Rezones changing Special Area or Neighborhood Regulations
☒ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

Thomas Guide Page 1129 Grid C7

south of Harmony Grove Road & east of Country Club Drive
 Project address Street

San Dieguito Community Plan/Harmony Grove 92029
 Community Planning Area/Subregion Zip

- ☒ Residential Total number of dwelling units 453
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- ☐ Total Project acreage 111 Total number lots 1

Applicant's Signature: [Signature] Date: _____
 Address: 2305 Historic Decatur Road Suite 100 Phone: (949) 300-6742
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

If not in a unified district, which elementary or high school district must also fill out a form?

District Name: Escondido Union High School Dist. Escondido Union School Dist.

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____
 Junior/Middle: _____ miles: _____
 High school: SAN PASQUAL HIGH SCHOOL miles: 7.8 mi

- ☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature

[Signature] MICHAEL SIMONSON
 Print Name

ASST. Supt. BUSINESS SERVICES
 Print Title

760-291-3210
 Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

